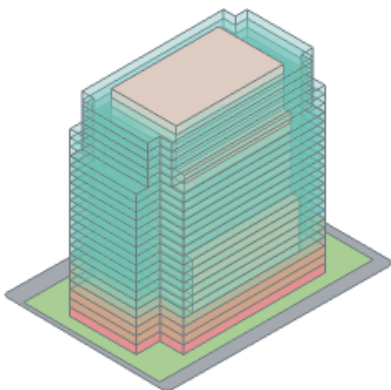


Effects of Proposed Height and Density Changes on Building Bulk in Seattle's Downtown Office Core



A
Visual
Analysis

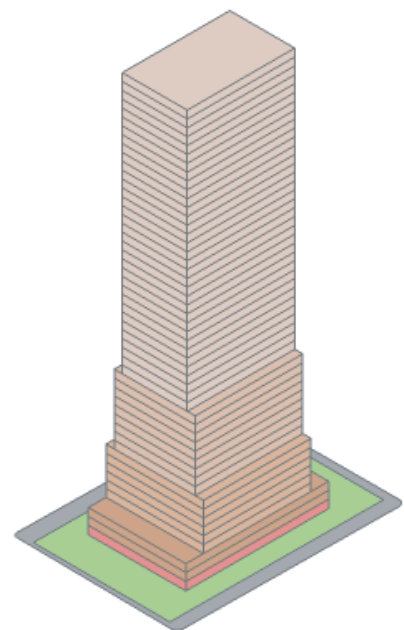


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DRAFT

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Prepared for the City of Seattle DPD / CityDesign
by Robert Matthews, Planning Intern

SUMMARY OF FINDINGS

Predictably, lower height limits and higher densities produce bulkier buildings, especially on the larger sites characteristic of the DOC-2 zone in the Denny Triangle area.

A ‘bulky’ building is difficult to define, yet easy to identify when two buildings are compared side-by-side. A visual analysis of building bulk is more useful than a more arbitrary quantification of building dimensions.

When raising density limits, height limits should be raised as well to prevent the automatic addition of bulk to a building on larger sites. However, while raising the height limit encourages more slender towers at current floorplate area preferences, it does not prevent bulkier towers should larger floorplates be desired.

For full-block sites in DOC-1, a height limit of 540’ is sufficient to mitigate most bulk even at the higher density proposal of 17 FAR. A height limit of 585’ leaves sufficient flexibility for the addition of a significant amount of residential development.

For full-block sites in DOC-2 at the proposed 10 FAR, the proposed height limit of 360’ is the minimum to reduce the effects of adding bulk. At 14 FAR, significant additional bulk is virtually guaranteed unless height limits are raised well above the 360’ proposal. This is due to the unusually large area of full-block sites in the Denny Triangle.

On smaller sites – half- and quarter-block – in both zones, allowable gross square footage is rarely sufficient to meet even the lowest height limits, let alone force the tower into a bulkier mass. It is suggested that if a less dramatic height difference between full-block and partial-block projects is desired, density allowance could be higher for the smaller sites than even the highest current proposals.

BACKGROUND

Purpose of Study

The purpose of this study is to assess the effect of proposed height and density changes on the massing of buildings in the Downtown Office Core.

This study intends to answer two important questions: 1) under which circumstances will buildings hit a height limit before exhausting available density; and 2) how will the bulk of a building be impacted when such a height limit is reached.

In order to answer these questions, a series of prototypical building masses have been calculated and visualized in order to evaluate the effects of the proposed changes to height and density.

Development Focus

While residential development is allowed (if not encouraged) in the study area, this study is limited to commercial development only. Due to prevailing market conditions, residential development would only occur atop commercial development. For those buildings that use up maximum commercial density before hitting a height limit, residential development (with no FAR limit) may occupy the remaining height. It would be relatively easy to assess the amount of residential development that could be accommodated. Regardless of height limits, some market limitations to preferred residential floorplates and total number of units developable in a single project would provide an upper limit to the development of residential units.

Study Area

This study considers the zones designated DOC-1 in the Commercial Core and DOC-2 in the Denny Triangle, both in Seattle's Center City.

Prototypical Sites

This study considers the development of full-block, half-block, and quarter-block sites. Average sites were chosen visually from within the DOC-1 and DOC-2 zones. Due to historical platting patterns, the prototypical site in the Denny Triangle (DOC-2) is substantially larger (roughly 46%) than its counterpart in the Commercial Core (DOC-1). This difference in block areas has a significant impact on this analysis, as the area to be developed is a primary factor in the overall gross square footage of development allowed on a given site.

Site area was derived from parcel, right-of-way and street pavement edge data from the City of Seattle GIS database. Site dimensions are rounded down to the nearest whole foot to provide a minimum of 14' for sidewalks (measured from existing pavement edge) on all sides with streets (i.e. not along alley). Full block sites assume an alley vacation; half and quarter size blocks exclude the alley from site area calculations. This information is presented in detail in the

‘Development Sites’ section of the appendices. In these diagrams, orange represents the site area to be developed, green represents remaining parcels on the block and gray shows the sidewalk areas within the right-of-way, from parcel edge to street pavement edge.

GIS data was converted from ArcMap shapefiles (.shp) to AutoCAD (.dxf) format. Final site area takeoffs were measured within AutoCAD.

Preferred Floorplate Areas

Two general trends emerge from discussions of developers’ preferred floorplate sizes. The commercial space market, and its estimation by developers during the development process, suggest that 20ksf floorplates balance leasing flexibility with sufficient size for most tenants. However, some emerging businesses, such as biotechnology, prefer floorplates in the 30-40ksf range or even larger. Lastly, a 15ksf floorplate is considered workable for certain projects, such as hotels, and therefore is also included in some prototypes.

Massing Configurations

In order to address a spectrum of development possibilities, three massing configuration schemes are considered in this analysis:

- a) Simple – a single tower with a simple extruded floorplate;
- b) Layer – a single tower with a layered stacking of progressively smaller floorplates;
- c) Two Towers – two simple extrusions – one larger and one smaller floorplate

Due to site area constraints, not all configurations are feasible for each site. For example, the ‘two towers’ scenario is only possible on full-block sites. See ‘Floorplate Stacking’ below for additional information.

Floorplate Stacking

Building Podium

All buildings in this analysis use the following building podium: a retail base at a 14’ floor-to-floor height and two stories of commercial with an identical footprint and a 13’ floor-to-floor height. Therefore, the podium will always be 40’ in height and will apply in both single tower and ‘two towers’ scenarios. Per existing code, the gross floor area of retail is not included in density calculations; this retail space does however subtract from the overall building height. A height of 14’ was chosen for the retail floor-to-floor height instead of a more traditional 15’ because in a number of instances this allowed for an additional floor to be added before reaching a height limit, clearly a desirable development condition.

The baseline area of the building podium is determined as follows:

- a) for sites less than 40ksf, the entire site area is covered with the podium;
- b) for sites greater than 40ksf, the podium area will be 40ksf

Building Tower

Commercial stories use a floor-to-floor height of 13'. For evaluation purposes, this is constant across all buildings. In some instances, a building may reach a maximum height a few feet below the actual height limit, but no more than 13', at which time an additional floor could be added. The possibility of shortening floor-to-floor heights to accommodate an additional floor exists in some cases, but has been ignored in the prototypes for purposes of consistency.

Baseline floorplate areas above the podium are determined as follows:

- a) Simple – if site area is greater than 20ksf, then the entire extrusion will be 20ksf, otherwise it will cover 100% of site area;
- b) Layer – for sites greater than 30ksf, Tier 1 (lower), will be 30ksf; Tier 2 (middle) will be 25ksf and Tier 1 (upper) will be 20ksf;
- c) Two Towers – one tower of 20ksf will rise alongside an auxiliary tower of 15ksf, for a total of 35ksf per combined floor-level

These baseline floorplate areas are maintained throughout the massing diagrams for comparison purposes and are the starting point for all ensuing building calculations.

ANALYSIS

Assessing Building 'Bulk'

'Bulk' is a qualitative term that defies simple quantification. One method of assessing bulk is to measure a building's proportions, often given as an aspect ratio of width to depth. A square building would therefore have an aspect ratio of 1:1. Theoretically, a 1:1 ratio would be the least bulky, as it represents the least variance of one dimension over the other. This is certainly true for smaller dimensions. For example, a building with a 12ksf footprint (e.g. residential tower) will certainly be considered relatively slender at a 1:1 ratio. However, a tall building with a 50ksf footprint (e.g. massive commercial building) with the same aspect could easily be thought of as bulky. Moreover, a building with a highly skewed aspect ratio will be perceived as quite slender in one dimension but quite bulky in the other.

Other factors play into the evaluation as well. The immediate urban context informs the viewer in significant ways. Immediately adjacent buildings that appear more bulky than the one in question may make an otherwise bulky building appear less bulky. Some urban contexts impart additional perceptual parameters as well. For example, the topography of downtown Seattle, with its long views down towards Elliott Bay, make the East-West axis more significant than the North-South axis. Therefore, building orientation in such a context is highly significant. A long dimension that impedes a water view is more notable than one that impedes a more mundane view of surrounding buildings. To further complicate matters, bulk as perceived by a pedestrian on the street may vary significantly from the skyline view of a more distant observer.

Despite the difficulty in coming to a precise definition of bulk, there is the fact that it is relatively easy to determine by comparison which of two buildings is the bulkier. Therefore, the visualization graphics in this study serve to give a sense of bulk beyond the numbers. One thing is clear – there is a relationship between comparative ‘bulk’ and the proposed changes to height and density limits.

Assumptions

The following assumptions are made with respect to this study:

1. The developer will obtain all available density bonuses sufficient to reach the maximum allowable density;
2. The developer will utilize all allowable density within the limits of the zoning code;
3. The building will be developed with floorplates consistent with prevailing market conditions, as outlined in ‘Preferred Floorplate Sizes’ above – any significant increase in floorplate areas under different market conditions could produce much bulkier buildings as more density is taken up lower in the tower;
4. Floor-to-floor heights of 14’ for retail and 13’ for commercial are used throughout – more information regarding this can be found in ‘Floorplate Stacking’ above;
5. Any unutilized density with a corresponding area less than the area of the top-most floorplate will have a sufficiently small impact on the bulk of a building as to be considered unappreciable (denoted by ‘n/a’ in the calculations)

Method of Comparison

For each massing configuration – simple, layered and two towers – consideration is given to proposals for two densities and five height limits for each zone. This yields 110 distinct building masses, though many are duplicates where allowed density is used up before hitting a given height limit (i.e., additional height allowance is mere surplus). Direct comparison among the prototypical building masses is most useful within a given zone.

All 110 prototype buildings are visualized, ten to a page, organized by site size and massing configuration. For example, the first comparison sheet shows all the simple massing buildings on a full-block site in DOC-1. The x-axis shows the 5 proposed height limits while the y-axis shows the two proposed density limits.

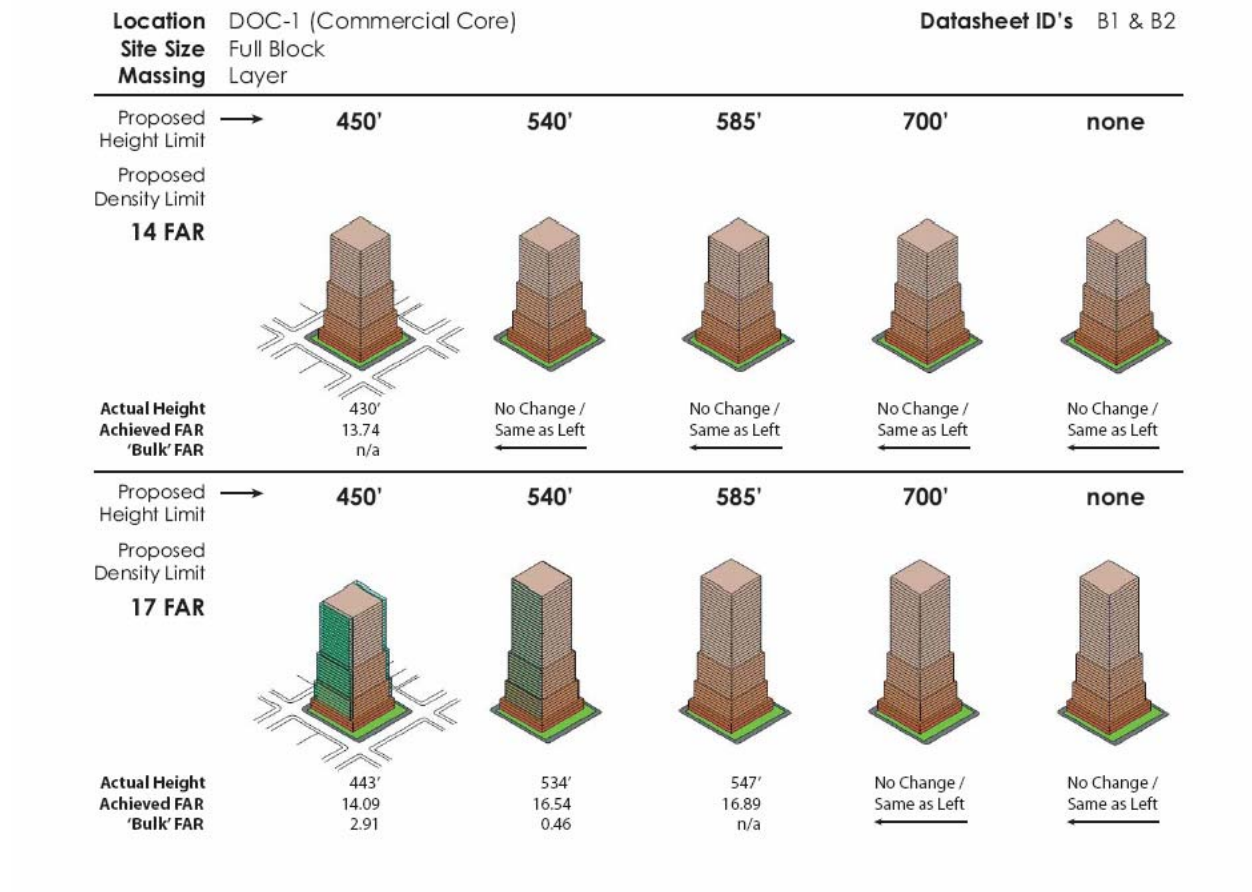
Colors Used in Building Diagrams

As shown in the ‘Floorplate Stacking’ appendix, red is used to show non-chargeable retail usage. Shades of orange depict chargeable commercial use at the various tiers, becoming lighter as the tower grows upward. The tiers correspond to the height of the coverage limit areas as defined in the upper-level development standards of the downtown zoning code.

For those buildings that reach a height limit before exhausting available density, the remaining density is distributed as evenly as possible, within the confines of the upper-level development standards, across the total number of floors and is shown as a transparent blue-green color.

(Note: Some variance in this color exists due to the different colors visible behind the transparency.)

An example of a building comparison page is shown below:



Prototype Building Calculations

A series of building datasheets (included at end of document) provides details for each prototype building included in this analysis. Each datasheet is identified with a number in the upper left-hand corner and represents 5 prototype buildings, one each for 5 proposed height limits at a proposed density. The height limits are given across the top of each datasheet and vary by zone. In both zones, a 'no height limit' is considered and is represented for mathematical simplicity on the datasheets as 5,000 feet.

All other parameters are listed along the left-hand side, including the massing configuration (simple, layer, two towers), zone (DOC-1 or DOC-2), and site (full-, half- or quarter-block). Site area is determined per 'Prototypical Sites' above and as illustrated by 'Development Sites' in the appendices. The baseline floorplate areas are determined by the massing configuration per 'Floorplate Stacking' above.

Data for each section of the building, i.e. podium and tiers 1-3 of the tower, is itemized in its respective 'height limit' column. This data includes section height, section top elevation, commercial density used (both GSF and FAR) and density remaining. Near the top of each 'height limit' column is the 'Overall Building Data' showing how many commercial stories were achieved, building top elevation, height remaining as surplus (if any), and density achieved.

Under 'Bulk Considerations' the limiting factor of the building is identified, whether 'Height' or 'Density'. For those buildings limited by height, the remaining allowable 'bulk' GSF is shown as a total and as distributed per floor over the entire building. This number was used to assess the additional 'bulk' added to each height-limited building. For buildings limited by density, there is no 'bulk' GSF, as all allowable density was utilized using the preferred floorplate areas. In these cases the 'height remaining' indicates how much height allowance went unused at a given density.

The following is an example of a building datasheet:

DOWNTOWN HEIGHT & DENSITY STUDY		Prototype Buildings by Height Limit		Prototype Buildings by Height Limit		Prototype Buildings by Height Limit		Prototype Buildings by Height Limit		Prototype Buildings by Height Limit	
Datasheet ID A1		Allowable Height Limit 495 ft		Allowable Height Limit 540 ft		Allowable Height Limit 585 ft		Allowable Height Limit 700 ft		Allowable Height Limit 5,000 ft	
Massing Type Simple Commercial Core Study Area Density Triangle DOC1 DOC2 Full Half Quarter Zone Block Size		Overall Building Data Commercial Stories Achieved 33 Commercial Top Elevation 443 ft Height Remaining < 1 story Density Achieved 12.25 FAR Bulk Considerations Building Limiting Factor Height Remaining Bulk GSF 95,600 sf Per Floor Distribution 3,021 sf (Distribution / 2) 1,510 sf Overbulk Calculation 409 Avg. Per-Floor Overbulk Factor 1.15		Overall Building Data Commercial Stories Achieved 37 Commercial Top Elevation 495 ft Height Remaining 45 ft Density Achieved 13.64 FAR Bulk Considerations Building Limiting Factor Density Remaining Bulk GSF n/a sf Per Floor Distribution n/a sf (Distribution / 2) n/a sf Overbulk Calculation n/a Avg. Per-Floor Overbulk Factor n/a		Overall Building Data Commercial Stories Achieved 37 Commercial Top Elevation 495 ft Height Remaining 90 ft Density Achieved 13.64 FAR Bulk Considerations Building Limiting Factor Density Remaining Bulk GSF n/a sf Per Floor Distribution n/a sf (Distribution / 2) n/a sf Overbulk Calculation n/a Avg. Per-Floor Overbulk Factor n/a		Overall Building Data Commercial Stories Achieved 37 Commercial Top Elevation 495 ft Height Remaining 205 ft Density Achieved 13.64 FAR Bulk Considerations Building Limiting Factor Density Remaining Bulk GSF n/a sf Per Floor Distribution n/a sf (Distribution / 2) n/a sf Overbulk Calculation n/a Avg. Per-Floor Overbulk Factor n/a		Overall Building Data Commercial Stories Achieved 37 Commercial Top Elevation 495 ft Height Remaining 4,505 ft Density Achieved 13.64 FAR Bulk Considerations Building Limiting Factor Density Remaining Bulk GSF n/a sf Per Floor Distribution n/a sf (Distribution / 2) n/a sf Overbulk Calculation n/a Avg. Per-Floor Overbulk Factor n/a	
Force and Zoning Parameters Building Height & Density Site Area 87,120 sf Building Footprint 45,000 sf Site Coverage 70% Density Limit 14 FAR Base Commercial GSF 799,680 sf Upper-Level Divisions Bottom Level - Tier 3 240 ft Bottom Level - Tier 2 125 ft Bottom Level - Tier 1 40 ft		Tier 3 - Commercial Floorplate Area 20,000 sf Potential Stories (by Height) 16 Potential Stories (by Density) 20 Realized Stories this Section 14 Section Height 200 ft Section Top Elevation 443 ft Height Remaining 7 ft Commercial GSF Used 320,000 sf Commercial GSF Remaining 99,600 sf Density Used 5.40 Density Remaining 1.75		Tier 3 - Commercial Floorplate Area 20,000 sf Potential Stories (by Height) 23 Potential Stories (by Density) 20 Realized Stories this Section 20 Section Height 200 ft Section Top Elevation 495 ft Height Remaining 45 ft Commercial GSF Used 400,000 sf Commercial GSF Remaining 19,600 sf Density Used 7.00 Density Remaining 0.34		Tier 3 - Commercial Floorplate Area 20,000 sf Potential Stories (by Height) 26 Potential Stories (by Density) 20 Realized Stories this Section 20 Section Height 200 ft Section Top Elevation 495 ft Height Remaining 90 ft Commercial GSF Used 400,000 sf Commercial GSF Remaining 19,600 sf Density Used 7.00 Density Remaining 0.34		Tier 3 - Commercial Floorplate Area 20,000 sf Potential Stories (by Height) 35 Potential Stories (by Density) 20 Realized Stories this Section 20 Section Height 200 ft Section Top Elevation 495 ft Height Remaining 205 ft Commercial GSF Used 400,000 sf Commercial GSF Remaining 19,600 sf Density Used 7.00 Density Remaining 0.34		Tier 3 - Commercial Floorplate Area 20,000 sf Potential Stories (by Height) 364 Potential Stories (by Density) 20 Realized Stories this Section 20 Section Height 200 ft Section Top Elevation 495 ft Height Remaining 4,505 ft Commercial GSF Used 400,000 sf Commercial GSF Remaining 19,600 sf Density Used 7.00 Density Remaining 0.34	
Development Parameters Baseline Floorplate Areas Commercial - Tier 3 20,000 sf Commercial - Tier 2 20,000 sf Commercial - Tier 1 20,000 sf Commercial - Podium 2 40,000 sf Retail - Podium 1 40,000 sf Preferred Space Heights Commercial Floor-to-Floor Height 13.00 ft Retail Floor-to-Floor Height 14.00 ft		Tier 3 - Commercial Floorplate Area 20,000 sf Potential Stories (by Height) 9 Potential Stories (by Density) 29 Realized Stories this Section 9 Section Height 117 ft Section Top Elevation 325 ft Height Remaining 315 ft Commercial GSF Used 180,000 sf Commercial GSF Remaining 419,600 sf Density Used 3.15 Density Remaining 7.35		Tier 3 - Commercial Floorplate Area 20,000 sf Potential Stories (by Height) 9 Potential Stories (by Density) 29 Realized Stories this Section 9 Section Height 117 ft Section Top Elevation 325 ft Height Remaining 305 ft Commercial GSF Used 180,000 sf Commercial GSF Remaining 419,600 sf Density Used 3.15 Density Remaining 7.35		Tier 3 - Commercial Floorplate Area 20,000 sf Potential Stories (by Height) 9 Potential Stories (by Density) 29 Realized Stories this Section 9 Section Height 117 ft Section Top Elevation 325 ft Height Remaining 300 ft Commercial GSF Used 180,000 sf Commercial GSF Remaining 419,600 sf Density Used 3.15 Density Remaining 7.35		Tier 3 - Commercial Floorplate Area 20,000 sf Potential Stories (by Height) 9 Potential Stories (by Density) 29 Realized Stories this Section 9 Section Height 117 ft Section Top Elevation 325 ft Height Remaining 405 ft Commercial GSF Used 180,000 sf Commercial GSF Remaining 419,600 sf Density Used 3.15 Density Remaining 7.35		Tier 3 - Commercial Floorplate Area 20,000 sf Potential Stories (by Height) 9 Potential Stories (by Density) 29 Realized Stories this Section 9 Section Height 117 ft Section Top Elevation 325 ft Height Remaining 4,705 ft Commercial GSF Used 180,000 sf Commercial GSF Remaining 419,600 sf Density Used 3.15 Density Remaining 7.35	
Notes		Podium 3 - Commercial Floorplate Area 40,000 sf Stories 2 Section Height 26.00 ft Section Top Elevation 40.00 ft Building Height Remaining 410 ft Commercial GSF Used 80,000 sf Commercial GSF Remaining 719,600 sf Density Used 1.40 FAR Density Remaining 12.60 FAR		Podium 3 - Commercial Floorplate Area 40,000 sf Stories 2 Section Height 26.00 ft Section Top Elevation 40.00 ft Building Height Remaining 500 ft Commercial GSF Used 80,000 sf Commercial GSF Remaining 719,600 sf Density Used 1.40 FAR Density Remaining 12.60 FAR		Podium 3 - Commercial Floorplate Area 40,000 sf Stories 2 Section Height 26.00 ft Section Top Elevation 40.00 ft Building Height Remaining 545 ft Commercial GSF Used 80,000 sf Commercial GSF Remaining 719,600 sf Density Used 1.40 FAR Density Remaining 12.60 FAR		Podium 3 - Commercial Floorplate Area 40,000 sf Stories 2 Section Height 26.00 ft Section Top Elevation 40.00 ft Building Height Remaining 640 ft Commercial GSF Used 80,000 sf Commercial GSF Remaining 719,600 sf Density Used 1.40 FAR Density Remaining 12.60 FAR		Podium 3 - Commercial Floorplate Area 40,000 sf Stories 2 Section Height 26.00 ft Section Top Elevation 40.00 ft Building Height Remaining 4,940 ft Commercial GSF Used 80,000 sf Commercial GSF Remaining 719,600 sf Density Used 1.40 FAR Density Remaining 12.60 FAR	
Podium 1 - Retail Floorplate Area 40,000 sf Stories 1 Section Height 14.00 ft Top Elevation 14 ft		Podium 1 - Retail Floorplate Area 40,000 sf Stories 1 Section Height 14.00 ft Top Elevation 14 ft		Podium 1 - Retail Floorplate Area 40,000 sf Stories 1 Section Height 14.00 ft Top Elevation 14 ft		Podium 1 - Retail Floorplate Area 40,000 sf Stories 1 Section Height 14.00 ft Top Elevation 14 ft		Podium 1 - Retail Floorplate Area 40,000 sf Stories 1 Section Height 14.00 ft Top Elevation 14 ft			

(Note: there are a few fields, used for maintaining internal consistency and accuracy, which are not explained above.)

Visualization Method

A three-dimensional visualization application was used to quickly create a massing graphic for each of the 110 buildings in the evaluation. Each building was manually assembled using information from the building datasheets.

CONCLUSION

The proposed height and density changes alone cannot guarantee taller, slender buildings. However, if density limits are raised, height limits should also be raised so that buildings are not forced into a more squat form, creating a perception of bulk. This is especially important in the DOC-2 zone in the Denny Triangle, where larger site areas generate proportionately larger FAR allowances when compared with DOC-1 in the Commercial Core.

Specifically, the smaller site areas of DOC-1 mean that bulk will likely be added only in the lowest height limit of 450'. In fact, densities limits could likely be raised even higher than 17 FAR, so long as there was a proportionate raise in the height limit as well. In both half- and quarter-block sites within DOC-1, the prototype buildings utilize all allowable density, even at 17 FAR, well below the lowest height limit. See more on this below.

DOC-2, with its substantially higher full-block site area and lower height limits, is quite different than DOC-1. At the proposed 10 FAR on a full-block site, at least some bulk is added until the tower reaches 521', nearly double the low end proposal of 300'. At 14 FAR, bulk is added well past the proposed upper limit of 600' – the building tops out at 742'. Therefore, a bulkier building is virtually guaranteed except at very high height limits. Even in the layer configuration, a tower on a full-block site will top out at 677' before exhausting available density.

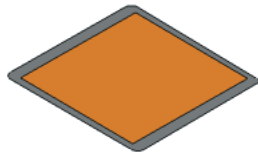
Much like DOC-1, buildings in DOC-2 on half- and quarter-block sites produce insufficient GSF as a product of site area and allowed density to produce much additional bulk. A 10 FAR building on a half-block site tops out at 235' with no additional bulk; its 14 FAR counterpart adds little bulk at 300' and requires no additional bulk at 339'. In a layer configuration, these buildings top out at 183' and 274' respectively with no additional bulk. Quarter-block simple extrusion buildings are even shorter at 144' (10 FAR) and 196' (14 FAR).

The significantly lower building heights for half- and quarter-block sites in both DOC-1 and DOC-2 suggest that the density and height limits are truly pertinent only to full-block sites given the assumptions made in this analysis. If the intent is to produce variety in building heights through this mechanism, it will likely be successful. But if such height differences are merely the byproduct of a one-density-fits-all approach by zone, then this analysis suggests that the further stratification of density allowance by site area to account for preferred floorplate sizes might be justified.

It should be noted that bulk is more than an aesthetic issue. By creating scenarios where allowed density exceeds the amount used up by the preferred floorplate areas within the given height limit, one of two possibilities will emerge: 1) the developer will create larger floorplates than are currently desired, adding to the perception of bulk, but also perhaps affecting the marketability of the space if they are too large for current and future market absorption; or 2) the developer will maintain the desired floorplate size by obtaining fewer density credits, at a loss of the public benefit which would have otherwise accrued.

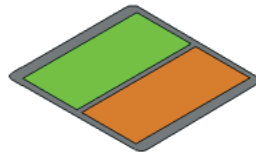
Development Sites

DOC-1 / Commercial Core



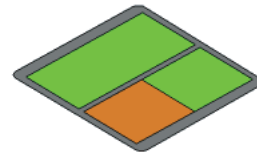
Full Block

240' x 238'
57,120 sf



Half Block

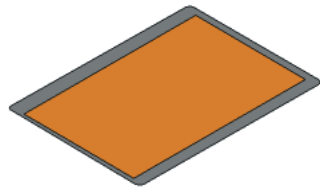
240' x 114'
27,360 sf



Quarter Block

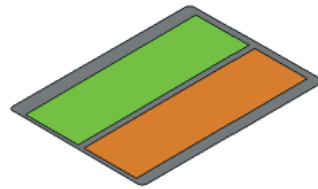
120' x 114'
13,680 sf

DOC-2 / Denny Triangle



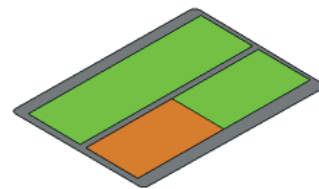
Full Block

360' x 232'
83,520 sf



Half Block

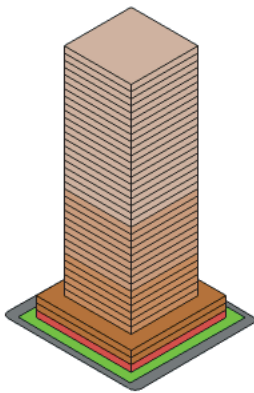
360' x 110'
39,600 sf



Quarter Block

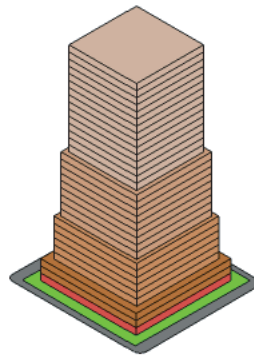
180' x 110'
19,800 sf

Massing Configurations



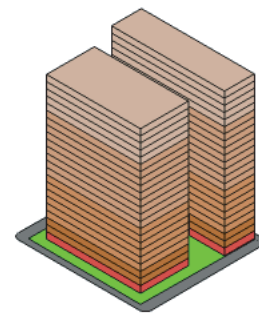
Simple

Tower Floorplates
Tier 3 20ksf
Tier 2 20ksf
Tier 1 20ksf
Base Floorplates
40ksf



Layer

Tower Floorplates
Tier 3 20ksf
Tier 2 25ksf
Tier 1 30ksf
Base Floorplates
40ksf



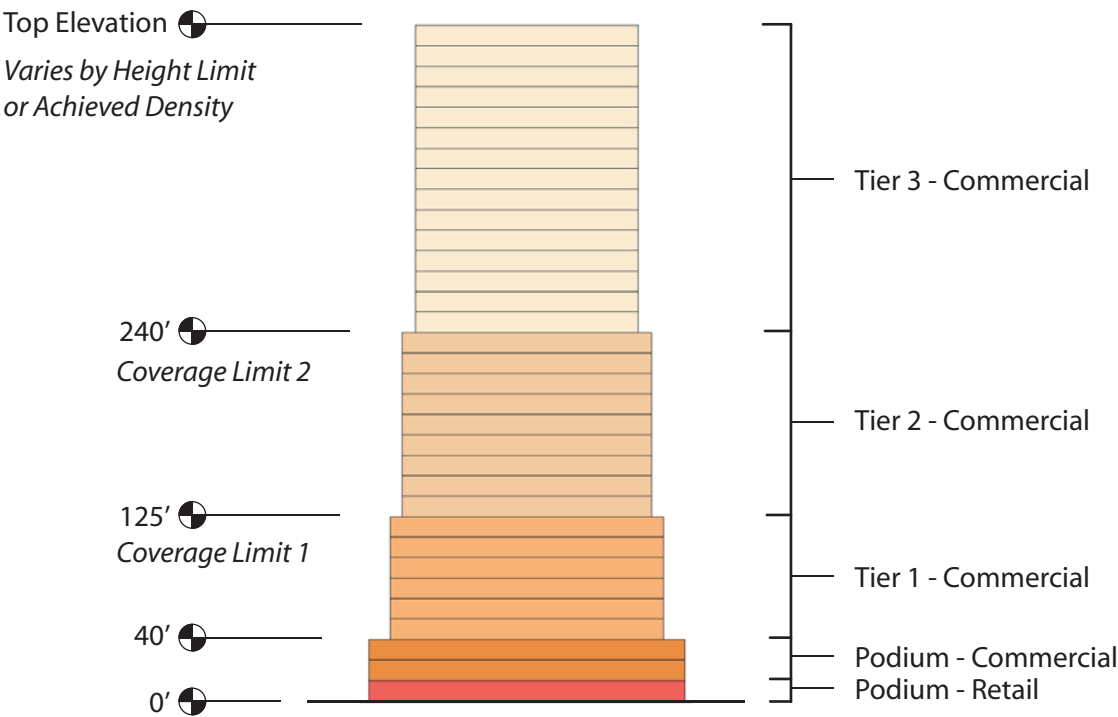
Two Towers

Tower Floorplates
Tier 3 20 + 15ksf
Tier 2 20 + 15ksf
Tier 1 20 + 15ksf
Base Floorplates
40ksf
partially hidden

Note: Example only; individual floorplate areas will vary by site location and size.

Floorplate Stacking

Upper-Level Elevations



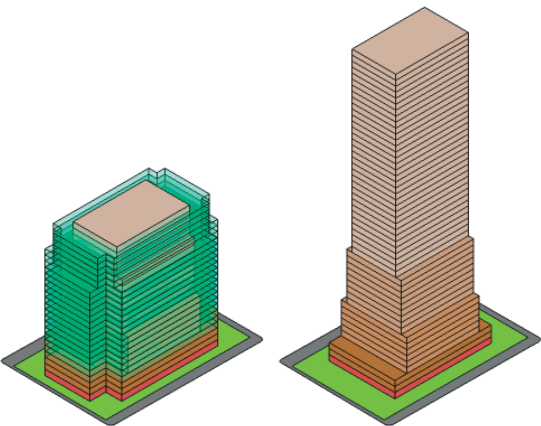
Visual Comparison of Building Mass

Building Example
DOC-2 / Denny Triangle
Full Block Site / Layered

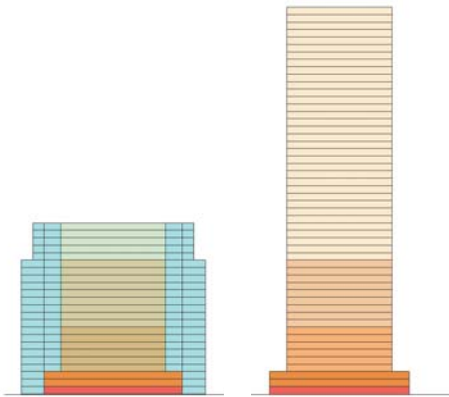
Slender vs. Bulky
When a building reaches a height limit, the remaining allowable density is redistributed around the tower, shown in the diagrams as a transparent blue-green color.

300' Height Limit
Actual Elev. 300'

No Height Limit
Actual Elev. 677'



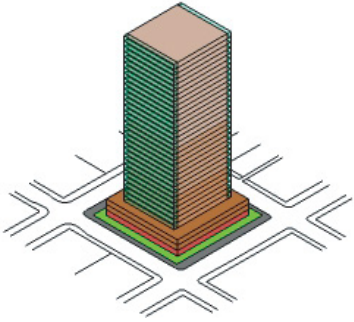
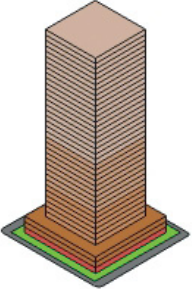

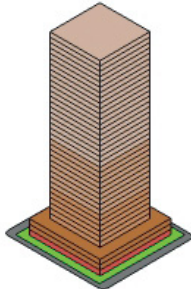
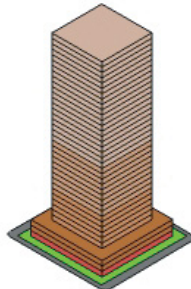
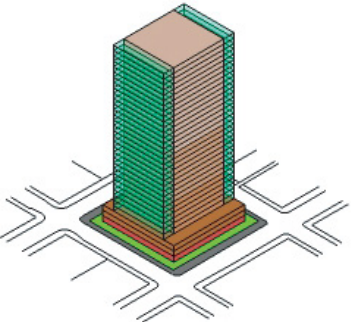
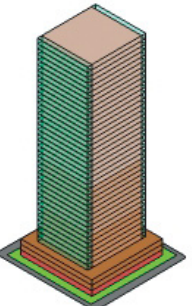
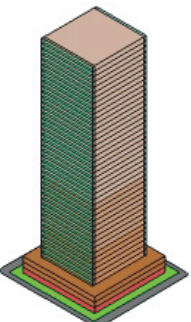


Axonometric



Elevation

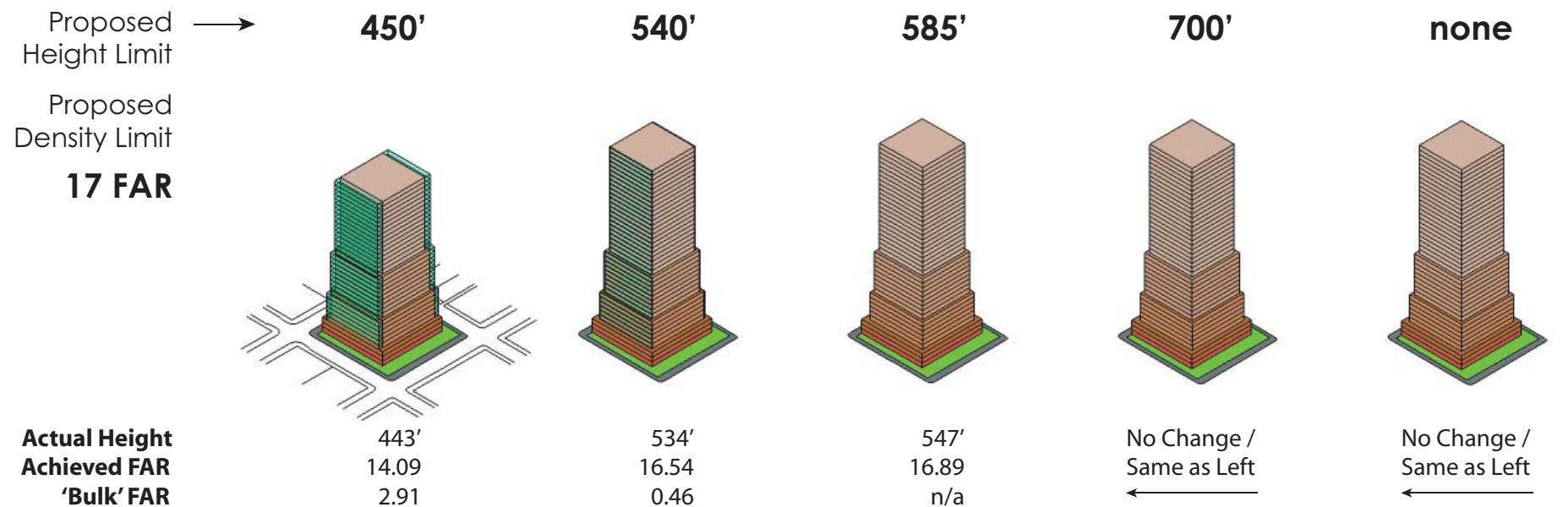
Location DOC-1 (Commercial Core)
Site Size Full Block
Massing Simple

Datasheet ID's A1 & A2

Proposed Height Limit →	450'	540'	585'	700'	none
Proposed Density Limit					
14 FAR					
Actual Height	443'	495'	No Change / Same as Left	No Change / Same as Left	No Change / Same as Left
Achieved FAR	12.25	13.66	←	←	←
'Bulk' FAR	1.75	n/a			
Proposed Height Limit →	450'	540'	585'	700'	none
Proposed Density Limit					
17 FAR					
Actual Height	443'	534'	573'	612'	No Change / Same as Left
Achieved FAR	12.25	14.71	15.76	16.81	←
'Bulk' FAR	4.75	2.29	1.24	n/a	

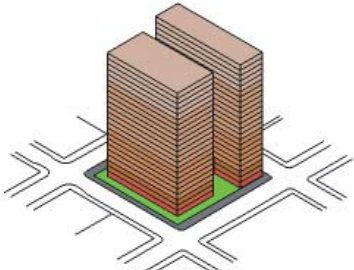
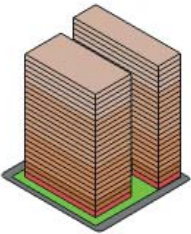
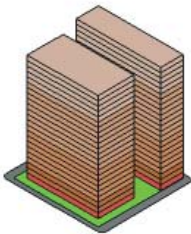
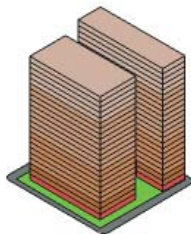
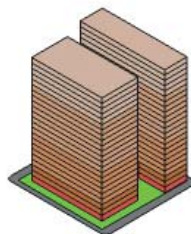
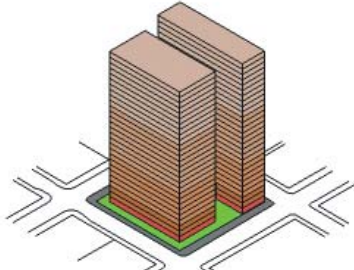
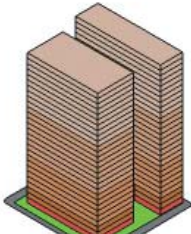
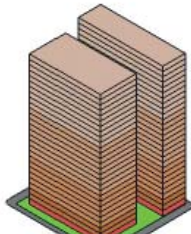
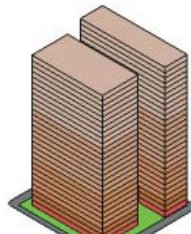
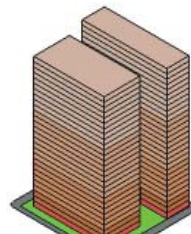
Location DOC-1 (Commercial Core)
Site Size Full Block
Massing Layer

Datasheet ID's B1 & B2



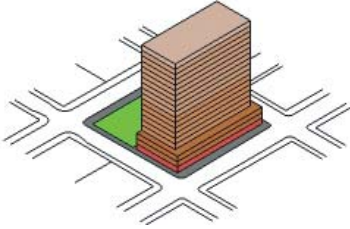
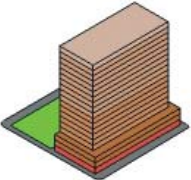
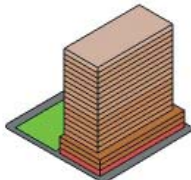
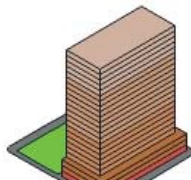
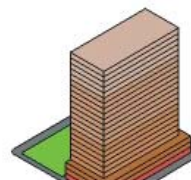
Location DOC-1 (Commercial Core)
Site Size Full Block
Massing Two Towers

Datasheet ID's C1 & C2

Proposed Height Limit →	450'	540'	585'	700'	none
Proposed Density Limit					
14 FAR					
					
Actual Height	300'	No Change /	No Change /	No Change /	No Change /
Achieved FAR	13.66	Same as Left	Same as Left	Same as Left	Same as Left
'Bulk' FAR	n/a	←	←	←	←
Proposed Height Limit →	450'	540'	585'	700'	none
Proposed Density Limit					
17 FAR					
					
Actual Height	365'	No Change /	No Change /	No Change /	No Change /
Achieved FAR	16.72	Same as Left	Same as Left	Same as Left	Same as Left
'Bulk' FAR	n/a	←	←	←	←

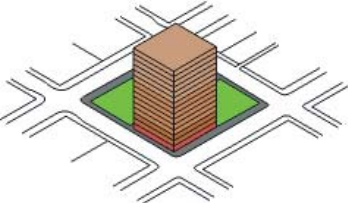
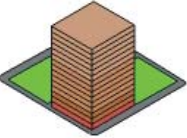
Location DOC-1 (Commercial Core)
Site Size Half Block
Massing Simple

Datasheet ID's D1 & D2

Proposed Height Limit →	450'	540'	585'	700'	none
Proposed Density Limit					
14 FAR					
					
Actual Height	248'	No Change / Same as Left	No Change / Same as Left	No Change / Same as Left	No Change / Same as Left
Achieved FAR	13.70	←	←	←	←
'Bulk' FAR	n/a				
Proposed Height Limit →	450'	540'	585'	700'	none
Proposed Density Limit					
17 FAR					
					
Actual Height	300'	No Change / Same as Left	No Change / Same as Left	No Change / Same as Left	No Change / Same as Left
Achieved FAR	16.62	←	←	←	←
'Bulk' FAR	n/a				

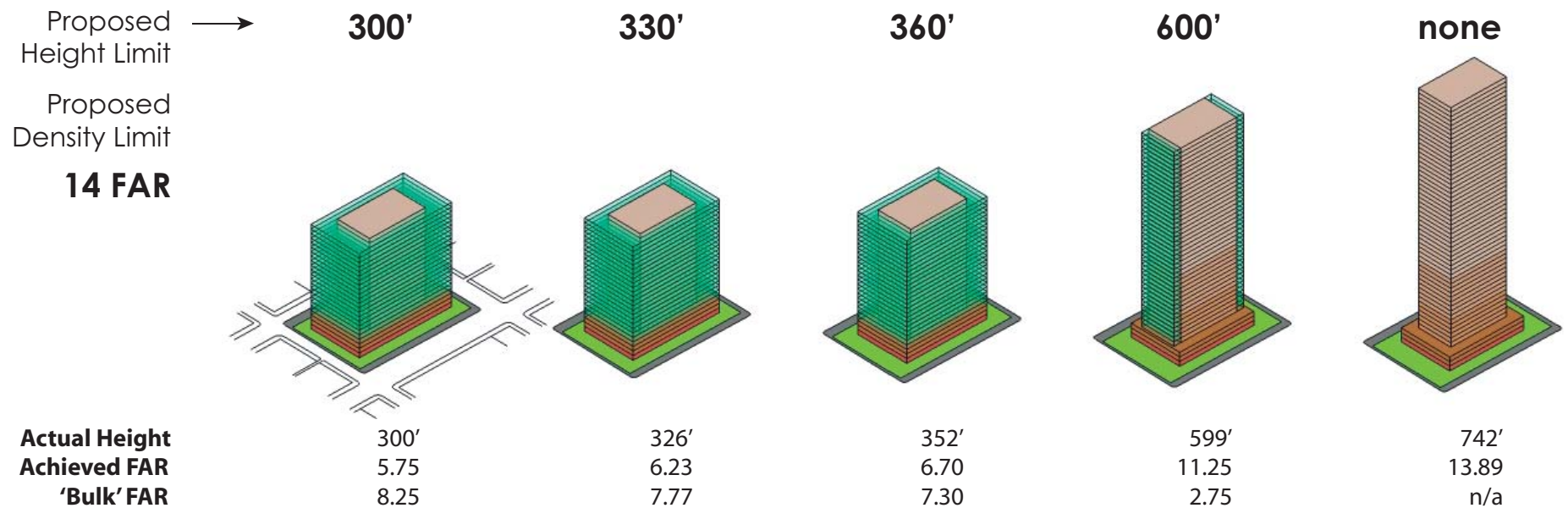
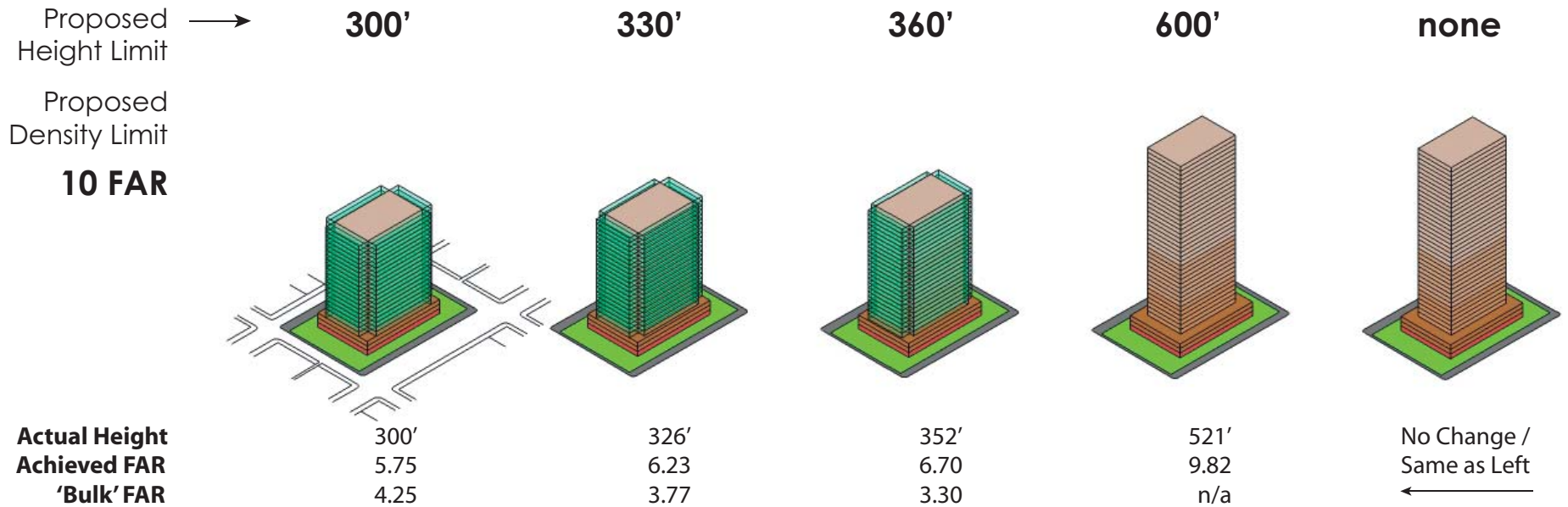
Location DOC-1 (Commercial Core)
Site Size Quarter Block
Massing Simple

Datasheet ID's E1 & E2

Proposed Height Limit →	450'	540'	585'	700'	none
Proposed Density Limit					
14 FAR					
					
Actual Height	196'	No Change /	No Change /	No Change /	No Change /
Achieved FAR	14.00	Same as Left	Same as Left	Same as Left	Same as Left
'Bulk' FAR	n/a	←	←	←	←
Proposed Height Limit →	450'	540'	585'	700'	none
Proposed Density Limit					
17 FAR					
					
Actual Height	235'	No Change /	No Change /	No Change /	No Change /
Achieved FAR	17.00	Same as Left	Same as Left	Same as Left	Same as Left
'Bulk' FAR	n/a	←	←	←	←

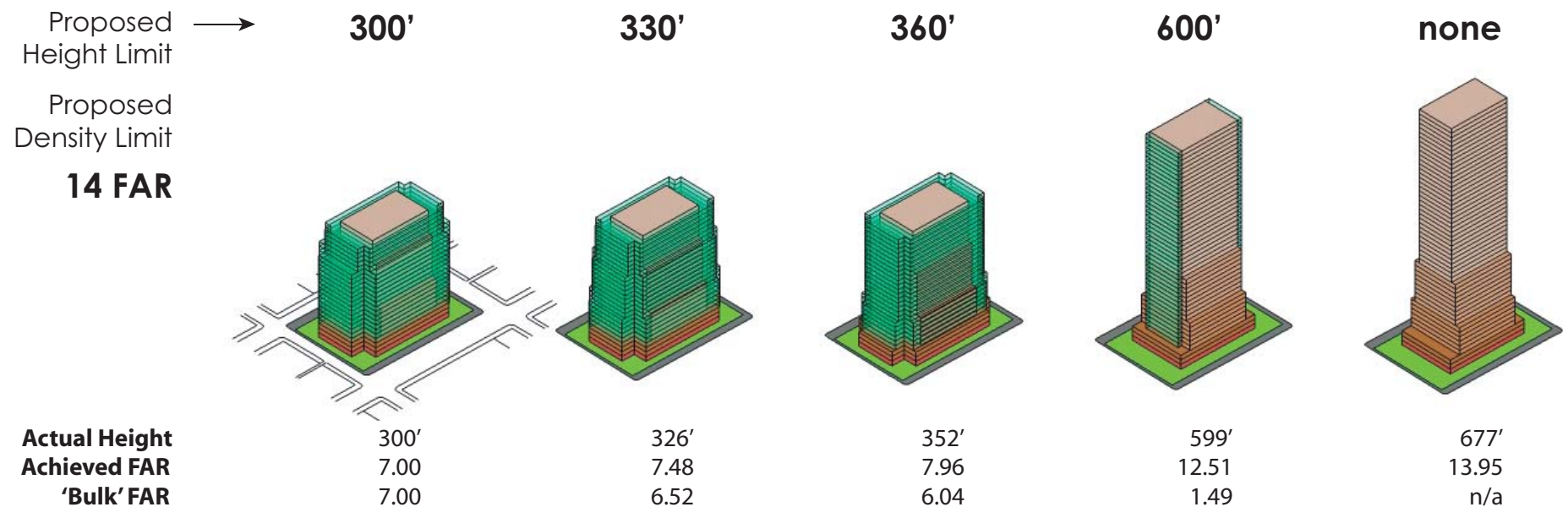
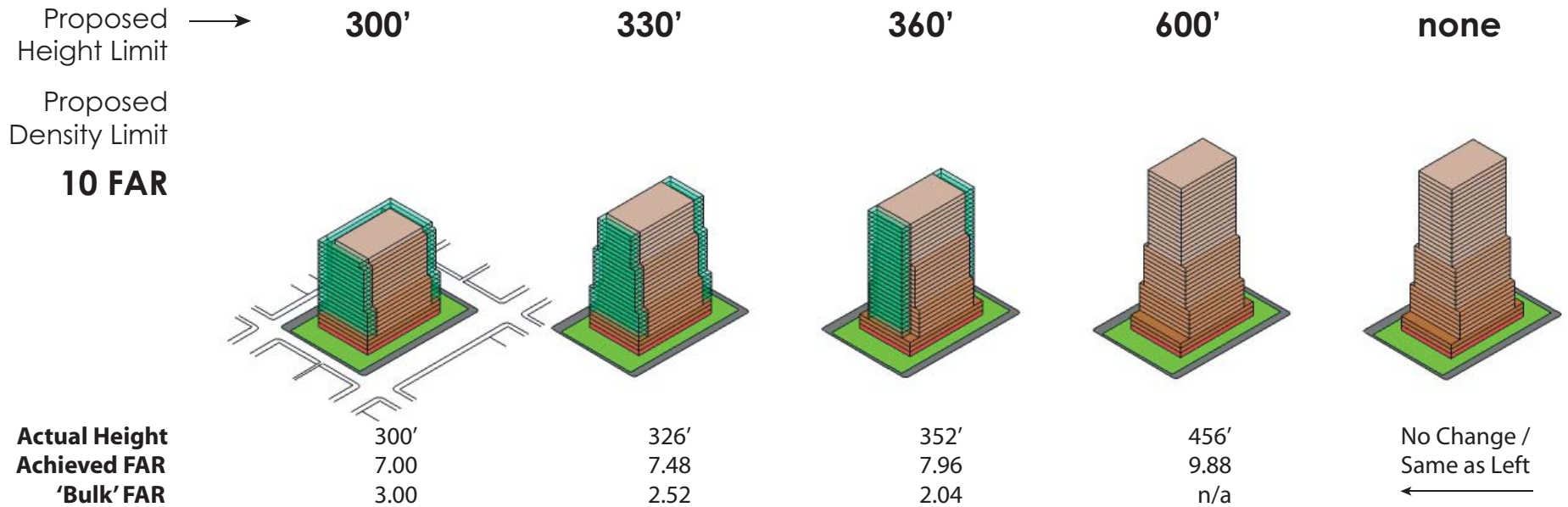
Location DOC-2 (Denny Triangle)
Site Size Full Block
Massing Simple

Datasheet ID's F1 & F2



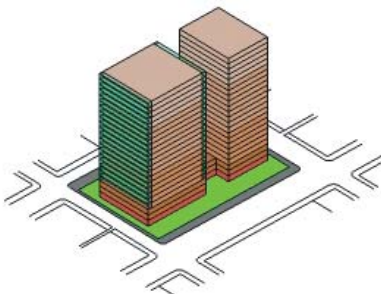
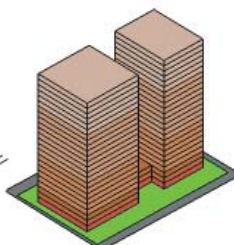

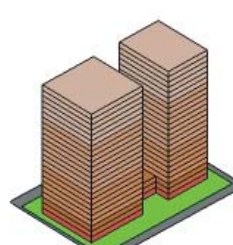
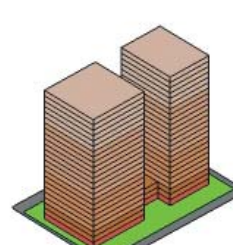
Location DOC-2 (Denny Triangle)
Site Size Full Block
Massing Layer

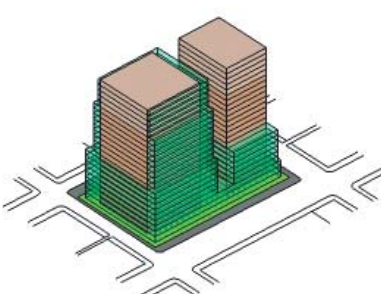
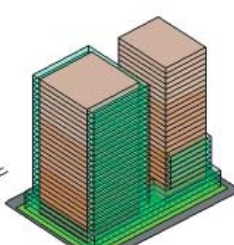
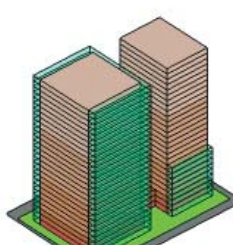
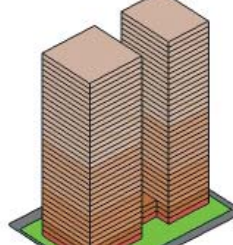
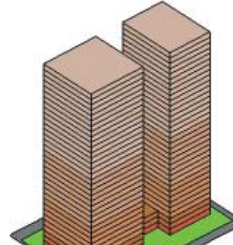
Datasheet ID's G1 & G2



Location DOC-2 (Denny Triangle)
Site Size Full Block
Massing Two Towers

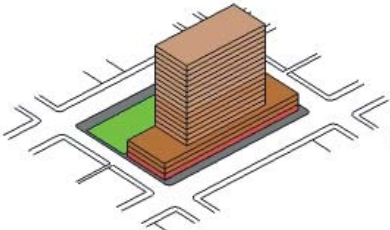
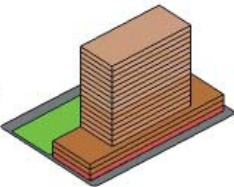
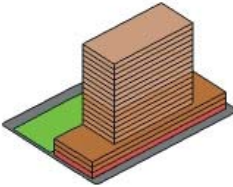
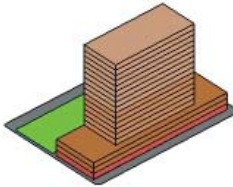
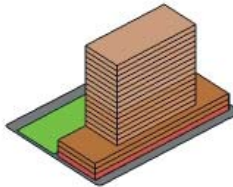
Datasheet ID's H1 & H2

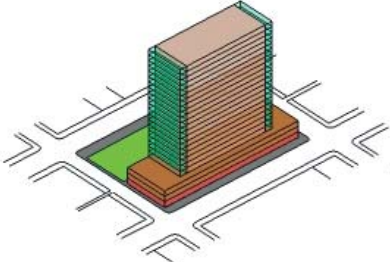
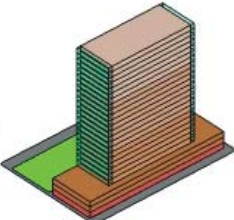
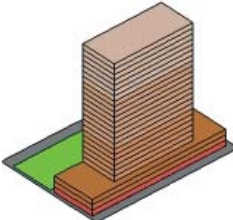
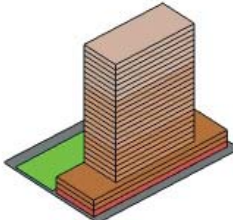
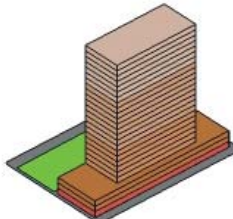
Proposed Height Limit →	300'	330'	360'	600'	none
Proposed Density Limit					
10 FAR					
					
Actual Height	300'	313'	No Change / Same as Left	No Change / Same as Left	No Change / Same as Left
Achieved FAR	9.34	9.76	←	←	←
'Bulk' FAR	0.66	n/a			

Proposed Height Limit →	300'	330'	360'	600'	none
Proposed Density Limit					
14 FAR					
					
Actual Height	300'	326'	352'	443'	No Change / Same as Left
Achieved FAR	9.34	10.18	11.02	13.95	←
'Bulk' FAR	4.66	3.82	2.98	n/a	

Location DOC-2 (Denny Triangle)
Site Size Half Block
Massing Simple

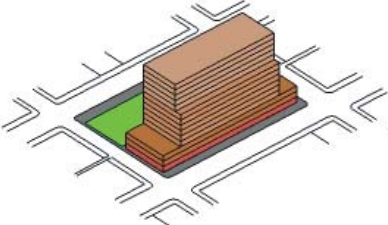
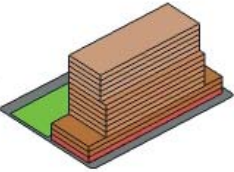
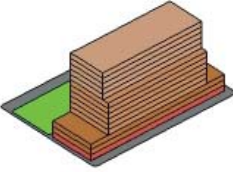
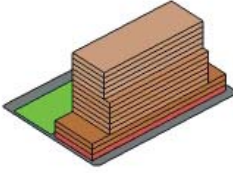
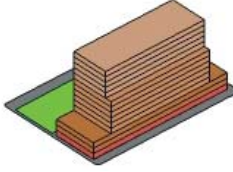
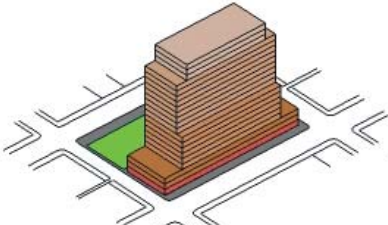
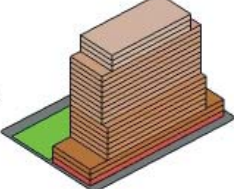
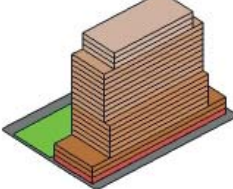
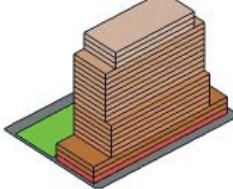
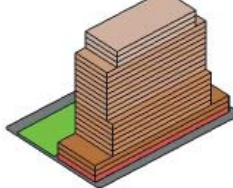
Datasheet ID's 11 & 12

Proposed Height Limit →	300'	330'	360'	600'	none
Proposed Density Limit					
10 FAR					
					
Actual Height	235'	No Change /	No Change /	No Change /	No Change /
Achieved FAR	9.58	Same as Left	Same as Left	Same as Left	Same as Left
'Bulk' FAR	n/a	←	←	←	←

Proposed Height Limit →	300'	330'	360'	600'	none
Proposed Density Limit					
14 FAR					
					
Actual Height	300'	326'	339'	No Change /	No Change /
Achieved FAR	12.10	13.11	13.62	Same as Left	Same as Left
'Bulk' FAR	1.90	0.89	n/a	←	←

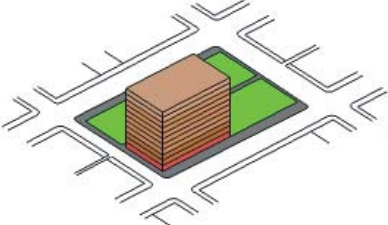
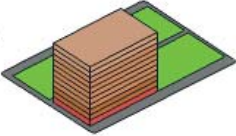
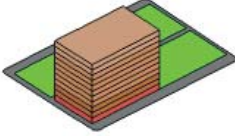
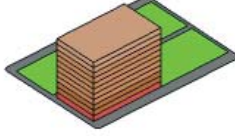
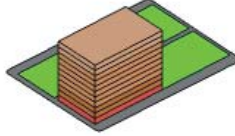
Location DOC-2 (Denny Triangle)
Site Size Half Block
Massing Layer

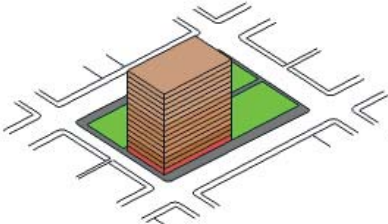
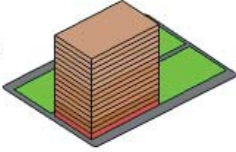
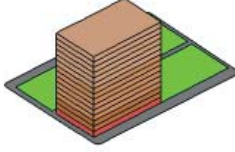
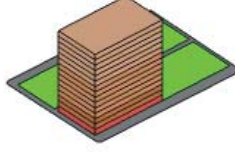
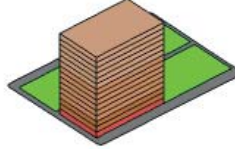
Datasheet ID's J1 & J2

Proposed Height Limit →	300'	330'	360'	600'	none
Proposed Density Limit					
10 FAR					
					
Actual Height	183'	No Change /	No Change /	No Change /	No Change /
Achieved FAR	9.70	Same as Left	Same as Left	Same as Left	Same as Left
'Bulk' FAR	n/a	←	←	←	←
Proposed Height Limit →	300'	330'	360'	600'	none
Proposed Density Limit					
14 FAR					
					
Actual Height	274'	No Change /	No Change /	No Change /	No Change /
Achieved FAR	13.74	Same as Left	Same as Left	Same as Left	Same as Left
'Bulk' FAR	n/a	←	←	←	←

Location DOC-2 (Denny Triangle)
Site Size Quarter Block
Massing Simple

Datasheet ID's K1 & K2

Proposed Height Limit →	300'	330'	360'	600'	none
Proposed Density Limit					
10 FAR					
					
Actual Height	144'	No Change /	No Change /	No Change /	No Change /
Achieved FAR	10.00	Same as Left	Same as Left	Same as Left	Same as Left
'Bulk' FAR	n/a	←	←	←	←

Proposed Height Limit →	300'	330'	360'	600'	none
Proposed Density Limit					
14 FAR					
					
Actual Height	196'	No Change /	No Change /	No Change /	No Change /
Achieved FAR	14.00	Same as Left	Same as Left	Same as Left	Same as Left
'Bulk' FAR	n/a	←	←	←	←

DOWNTOWN HEIGHT & DENSITY STUDY

Datasheet ID

A1

Massing Type

Simple

Commercial Core
Denny Triangle

Study Area

DOC1
DOC2

Zone

Full
Half
Quarter

Block Size

Parcel and Zoning Parameters

Building Height & Density

Site Area **57,120** sf
Building Footprint 40,000 sf
Site Coverage 70%

Density Limit **14** FAR
Base Commercial GSF 799,680 sf

Upper-Level Divisions

Bottom Elev. - Tier 3 240 ft
Bottom Elev. - Tier 2 125 ft
Bottom Elev. - Tier 1 40 ft

Development Parameters

Baseline Floorplate Areas

Commercial - Tier 3 **20,000** sf
Commercial - Tier 2 **20,000** sf
Commercial - Tier 1 **20,000** sf
Commercial - Podium 2 **40,000** sf
Retail - Podium 1 **40,000** sf

Preferred Space Heights

Commercial Floor-to-Floor Height 13.00 ft
Retail Floor-to-Floor Height 14.00 ft

Notes

Prototype Buildings by Height Limit

Allowable Height Limit **450** ft

Overall Building Data

Commercial Stories Achieved **33**
Commercial Top Elevation **443** ft
Height Remaining **< 1 story**
Density Achieved **12.25** FAR

Bulk Considerations

Building Limiting Factor **Height**
Remaining 'Bulk' GSF 99,680 sf
Per Floor Distribution 3,021 sf
(Distribution / 2) 1,510 sf
Overbulk Calculation **okay**
Avg. Per-Floor Overbulk Factor **1.15**

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 16
Potential Stories (by Density) 20
Realized Stories this Section **16**
Section Height 208 ft
Section Top Elevation 443 ft
Height Remaining 7 ft
Commercial GSF Used 320,000 sf
Commercial GSF Remaining 99,680 sf
Density Used 5.60
Density Remaining 1.75

Tier 2 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 29
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 215 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 419,680 sf
Density Used 3.15
Density Remaining 7.35

Tier 1 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 35
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 332 ft
Commercial GSF Used 120,000 sf
Commercial GSF Remaining 599,680 sf
Density Used 2.10
Density Remaining 10.50

Podium 2 - Commercial

Floorplate Area 40,000 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 410 ft
Commercial GSF Used 80,000 sf
Commercial GSF Remaining 719,680 sf
Density Used 1.40 FAR
Density Remaining 12.60 FAR

Podium 1 - Retail

Floorplate Area 40,000 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit **540** ft

Overall Building Data

Commercial Stories Achieved **37**
Commercial Top Elevation **495** ft
Height Remaining **45** ft
Density Achieved **13.66** FAR

Bulk Considerations

Building Limiting Factor **Density**
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation **n/a**
Avg. Per-Floor Overbulk Factor **n/a**

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 23
Potential Stories (by Density) 20
Realized Stories this Section **20**
Section Height 260 ft
Section Top Elevation 495 ft
Height Remaining 45 ft
Commercial GSF Used 400,000 sf
Commercial GSF Remaining 19,680 sf
Density Used 7.00
Density Remaining 0.34

Tier 2 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 29
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 305 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 419,680 sf
Density Used 3.15
Density Remaining 7.35

Tier 1 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 35
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 422 ft
Commercial GSF Used 120,000 sf
Commercial GSF Remaining 599,680 sf
Density Used 2.10
Density Remaining 10.50

Podium 2 - Commercial

Floorplate Area 40,000 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 500 ft
Commercial GSF Used 80,000 sf
Commercial GSF Remaining 719,680 sf
Density Used 1.40 FAR
Density Remaining 12.60 FAR

Podium 1 - Retail

Floorplate Area 40,000 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit **585** ft

Overall Building Data

Commercial Stories Achieved **37**
Commercial Top Elevation **495** ft
Height Remaining **90** ft
Density Achieved **13.66** FAR

Bulk Considerations

Building Limiting Factor **Density**
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation **n/a**
Avg. Per-Floor Overbulk Factor **n/a**

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 26
Potential Stories (by Density) 20
Realized Stories this Section **20**
Section Height 260 ft
Section Top Elevation 495 ft
Height Remaining 90 ft
Commercial GSF Used 400,000 sf
Commercial GSF Remaining 19,680 sf
Density Used 7.00
Density Remaining 0.34

Tier 2 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 29
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 350 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 419,680 sf
Density Used 3.15
Density Remaining 7.35

Tier 1 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 35
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 467 ft
Commercial GSF Used 120,000 sf
Commercial GSF Remaining 599,680 sf
Density Used 2.10
Density Remaining 10.50

Podium 2 - Commercial

Floorplate Area 40,000 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 545 ft
Commercial GSF Used 80,000 sf
Commercial GSF Remaining 719,680 sf
Density Used 1.40 FAR
Density Remaining 12.60 FAR

Podium 1 - Retail

Floorplate Area 40,000 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit **700** ft

Overall Building Data

Commercial Stories Achieved **37**
Commercial Top Elevation **495** ft
Height Remaining **205** ft
Density Achieved **13.66** FAR

Bulk Considerations

Building Limiting Factor **Density**
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation **n/a**
Avg. Per-Floor Overbulk Factor **n/a**

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 35
Potential Stories (by Density) 20
Realized Stories this Section **20**
Section Height 260 ft
Section Top Elevation 495 ft
Height Remaining 205 ft
Commercial GSF Used 400,000 sf
Commercial GSF Remaining 19,680 sf
Density Used 7.00
Density Remaining 0.34

Tier 2 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 29
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 465 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 419,680 sf
Density Used 3.15
Density Remaining 7.35

Tier 1 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 35
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 582 ft
Commercial GSF Used 120,000 sf
Commercial GSF Remaining 599,680 sf
Density Used 2.10
Density Remaining 10.50

Podium 2 - Commercial

Floorplate Area 40,000 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 660 ft
Commercial GSF Used 80,000 sf
Commercial GSF Remaining 719,680 sf
Density Used 1.40 FAR
Density Remaining 12.60 FAR

Podium 1 - Retail

Floorplate Area 40,000 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit **5,000** ft

Overall Building Data

Commercial Stories Achieved **37**
Commercial Top Elevation **495** ft
Height Remaining **4,505** ft
Density Achieved **13.66** FAR

Bulk Considerations

Building Limiting Factor **Density**
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation **n/a**
Avg. Per-Floor Overbulk Factor **n/a**

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 366
Potential Stories (by Density) 20
Realized Stories this Section **20**
Section Height 260 ft
Section Top Elevation 495 ft
Height Remaining 4,505 ft
Commercial GSF Used 400,000 sf
Commercial GSF Remaining 19,680 sf
Density Used 7.00
Density Remaining 0.34

Tier 2 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 29
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 4,765 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 419,680 sf
Density Used 3.15
Density Remaining 7.35

Tier 1 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 35
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 4,882 ft
Commercial GSF Used 120,000 sf
Commercial GSF Remaining 599,680 sf
Density Used 2.10
Density Remaining 10.50

Podium 2 - Commercial

Floorplate Area 40,000 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 4,960 ft
Commercial GSF Used 80,000 sf
Commercial GSF Remaining 719,680 sf
Density Used 1.40 FAR
Density Remaining 12.60 FAR

Podium 1 - Retail

Floorplate Area 40,000 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

DOWNTOWN HEIGHT & DENSITY STUDY

Datasheet ID

A2

Massing Type

Simple

Commercial Core
Denny Triangle

Study Area

DOC1
DOC2

Zone

Full
Half
Quarter

Block Size

Parcel and Zoning Parameters

Building Height & Density

Site Area **57,120** sf
Building Footprint 40,000 sf
Site Coverage 70%

Density Limit **17** FAR
Base Commercial GSF 971,040 sf

Upper-Level Divisions

Bottom Elev. - Tier 3 240 ft
Bottom Elev. - Tier 2 125 ft
Bottom Elev. - Tier 1 40 ft

Development Parameters

Baseline Floorplate Areas

Commercial - Tier 3 **20,000** sf
Commercial - Tier 2 **20,000** sf
Commercial - Tier 1 **20,000** sf
Commercial - Podium 2 **40,000** sf
Retail - Podium 1 **40,000** sf

Preferred Space Heights

Commercial Floor-to-Floor Height 13.00 ft
Retail Floor-to-Floor Height 14.00 ft

Notes

Prototype Buildings by Height Limit

Allowable Height Limit **450** ft

Overall Building Data

Commercial Stories Achieved **33**
Commercial Top Elevation **443** ft
Height Remaining **< 1 story**
Density Achieved **12.25** FAR

Bulk Considerations

Building Limiting Factor **Height**
Remaining 'Bulk' GSF 271,040 sf
Per Floor Distribution 8,213 sf
(Distribution / 2) 4,107 sf
Overbulk Calculation **okay**
Avg. Per-Floor Overbulk Factor **1.41**

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 16
Potential Stories (by Density) 29
Realized Stories this Section **16**
Section Height 208 ft
Section Top Elevation 443 ft
Height Remaining 7 ft
Commercial GSF Used 320,000 sf
Commercial GSF Remaining 271,040 sf
Density Used 5.60
Density Remaining 4.75

Tier 2 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 38
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 215 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 591,040 sf
Density Used 3.15
Density Remaining 10.35

Tier 1 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 44
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 332 ft
Commercial GSF Used 120,000 sf
Commercial GSF Remaining 771,040 sf
Density Used 2.10
Density Remaining 13.50

Podium 2 - Commercial

Floorplate Area 40,000 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 410 ft
Commercial GSF Used 80,000 sf
Commercial GSF Remaining 891,040 sf
Density Used 1.40 FAR
Density Remaining 15.60 FAR

Podium 1 - Retail

Floorplate Area 40,000 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit **540** ft

Overall Building Data

Commercial Stories Achieved **40**
Commercial Top Elevation **534** ft
Height Remaining **< 1 story**
Density Achieved **14.71** FAR

Bulk Considerations

Building Limiting Factor **Height**
Remaining 'Bulk' GSF 131,040 sf
Per Floor Distribution 3,276 sf
(Distribution / 2) 1,638 sf
Overbulk Calculation **okay**
Avg. Per-Floor Overbulk Factor **1.16**

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 23
Potential Stories (by Density) 29
Realized Stories this Section **23**
Section Height 299 ft
Section Top Elevation 534 ft
Height Remaining 6 ft
Commercial GSF Used 460,000 sf
Commercial GSF Remaining 131,040 sf
Density Used 8.05
Density Remaining 2.29

Tier 2 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 38
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 305 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 591,040 sf
Density Used 3.15
Density Remaining 10.35

Tier 1 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 44
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 422 ft
Commercial GSF Used 120,000 sf
Commercial GSF Remaining 771,040 sf
Density Used 2.10
Density Remaining 13.50

Podium 2 - Commercial

Floorplate Area 40,000 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 500 ft
Commercial GSF Used 80,000 sf
Commercial GSF Remaining 891,040 sf
Density Used 1.40 FAR
Density Remaining 15.60 FAR

Podium 1 - Retail

Floorplate Area 40,000 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit **585** ft

Overall Building Data

Commercial Stories Achieved **43**
Commercial Top Elevation **573** ft
Height Remaining **< 1 story**
Density Achieved **15.76** FAR

Bulk Considerations

Building Limiting Factor **Height**
Remaining 'Bulk' GSF 71,040 sf
Per Floor Distribution 1,652 sf
(Distribution / 2) 826 sf
Overbulk Calculation **okay**
Avg. Per-Floor Overbulk Factor **1.08**

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 26
Potential Stories (by Density) 29
Realized Stories this Section **26**
Section Height 338 ft
Section Top Elevation 573 ft
Height Remaining 12 ft
Commercial GSF Used 520,000 sf
Commercial GSF Remaining 71,040 sf
Density Used 9.10
Density Remaining 1.24

Tier 2 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 38
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 350 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 591,040 sf
Density Used 3.15
Density Remaining 10.35

Tier 1 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 44
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 467 ft
Commercial GSF Used 120,000 sf
Commercial GSF Remaining 771,040 sf
Density Used 2.10
Density Remaining 13.50

Podium 2 - Commercial

Floorplate Area 40,000 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 545 ft
Commercial GSF Used 80,000 sf
Commercial GSF Remaining 891,040 sf
Density Used 1.40 FAR
Density Remaining 15.60 FAR

Podium 1 - Retail

Floorplate Area 40,000 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit **700** ft

Overall Building Data

Commercial Stories Achieved **46**
Commercial Top Elevation **612** ft
Height Remaining **88** ft
Density Achieved **16.81** FAR

Bulk Considerations

Building Limiting Factor **Density**
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation **n/a**
Avg. Per-Floor Overbulk Factor **n/a**

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 35
Potential Stories (by Density) 29
Realized Stories this Section **29**
Section Height 377 ft
Section Top Elevation 612 ft
Height Remaining 88 ft
Commercial GSF Used 580,000 sf
Commercial GSF Remaining 11,040 sf
Density Used 10.15
Density Remaining 0.19

Tier 2 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 38
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 465 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 591,040 sf
Density Used 3.15
Density Remaining 10.35

Tier 1 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 44
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 582 ft
Commercial GSF Used 120,000 sf
Commercial GSF Remaining 771,040 sf
Density Used 2.10
Density Remaining 13.50

Podium 2 - Commercial

Floorplate Area 40,000 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 660 ft
Commercial GSF Used 80,000 sf
Commercial GSF Remaining 891,040 sf
Density Used 1.40 FAR
Density Remaining 15.60 FAR

Podium 1 - Retail

Floorplate Area 40,000 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit **5,000** ft

Overall Building Data

Commercial Stories Achieved **46**
Commercial Top Elevation **612** ft
Height Remaining **4,388** ft
Density Achieved **16.81** FAR

Bulk Considerations

Building Limiting Factor **Density**
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation **n/a**
Avg. Per-Floor Overbulk Factor **n/a**

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 366
Potential Stories (by Density) 29
Realized Stories this Section **29**
Section Height 377 ft
Section Top Elevation 612 ft
Height Remaining 4,388 ft
Commercial GSF Used 580,000 sf
Commercial GSF Remaining 11,040 sf
Density Used 10.15
Density Remaining 0.19

Tier 2 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 38
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 4,765 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 591,040 sf
Density Used 3.15
Density Remaining 10.35

Tier 1 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 44
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 4,882 ft
Commercial GSF Used 120,000 sf
Commercial GSF Remaining 771,040 sf
Density Used 2.10
Density Remaining 13.50

Podium 2 - Commercial

Floorplate Area 40,000 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 4,960 ft
Commercial GSF Used 80,000 sf
Commercial GSF Remaining 891,040 sf
Density Used 1.40 FAR
Density Remaining 15.60 FAR

Podium 1 - Retail

Floorplate Area 40,000 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

DOWNTOWN HEIGHT & DENSITY STUDY

Datasheet ID

B1

Massing Type

Layer

Commercial Core
Denny Triangle

Study Area

DOC1
DOC2

Zone

Full
Half
Quarter

Block Size

Parcel and Zoning Parameters

Building Height & Density

Site Area **57,120** sf
Building Footprint 40,000 sf
Site Coverage 70%

Density Limit **14** FAR
Base Commercial GSF 799,680 sf

Upper-Level Divisions

Bottom Elev. - Tier 3 240 ft
Bottom Elev. - Tier 2 125 ft
Bottom Elev. - Tier 1 40 ft

Development Parameters

Baseline Floorplate Areas

Commercial - Tier 3 **20,000** sf
Commercial - Tier 2 **25,000** sf
Commercial - Tier 1 **30,000** sf
Commercial - Podium 2 **40,000** sf
Retail - Podium 1 **40,000** sf

Preferred Space Heights

Commercial Floor-to-Floor Height 13.00 ft
Retail Floor-to-Floor Height 14.00 ft

Notes

Prototype Buildings by Height Limit

Allowable Height Limit **450** ft

Overall Building Data

Commercial Stories Achieved **32**
Commercial Top Elevation **430** ft
Height Remaining **20** ft
Density Achieved **13.74** FAR

Bulk Considerations

Building Limiting Factor **Density**
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation **n/a**
Avg. Per-Floor Overbulk Factor **n/a**

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 16
Potential Stories (by Density) 15
Realized Stories this Section **15**
Section Height 195 ft
Section Top Elevation 430 ft
Height Remaining 20 ft
Commercial GSF Used 300,000 sf
Commercial GSF Remaining 14,680 sf
Density Used 5.25
Density Remaining 0.26

Tier 2 - Commercial

Floorplate Area 25,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 21
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 215 ft
Commercial GSF Used 225,000 sf
Commercial GSF Remaining 314,680 sf
Density Used 3.94
Density Remaining 5.51

Tier 1 - Commercial

Floorplate Area 30,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 23
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 332 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 539,680 sf
Density Used 3.15
Density Remaining 9.45

Podium 2 - Commercial

Floorplate Area 40,000 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 410 ft
Commercial GSF Used 80,000 sf
Commercial GSF Remaining 719,680 sf
Density Used 1.40 FAR
Density Remaining 12.60 FAR

Podium 1 - Retail

Floorplate Area 40,000 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit **540** ft

Overall Building Data

Commercial Stories Achieved **32**
Commercial Top Elevation **430** ft
Height Remaining **110** ft
Density Achieved **13.74** FAR

Bulk Considerations

Building Limiting Factor **Density**
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation **n/a**
Avg. Per-Floor Overbulk Factor **n/a**

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 23
Potential Stories (by Density) 15
Realized Stories this Section **15**
Section Height 195 ft
Section Top Elevation 430 ft
Height Remaining 110 ft
Commercial GSF Used 300,000 sf
Commercial GSF Remaining 14,680 sf
Density Used 5.25
Density Remaining 0.26

Tier 2 - Commercial

Floorplate Area 25,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 21
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 305 ft
Commercial GSF Used 225,000 sf
Commercial GSF Remaining 314,680 sf
Density Used 3.94
Density Remaining 5.51

Tier 1 - Commercial

Floorplate Area 30,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 23
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 422 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 539,680 sf
Density Used 3.15
Density Remaining 9.45

Podium 2 - Commercial

Floorplate Area 40,000 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 500 ft
Commercial GSF Used 80,000 sf
Commercial GSF Remaining 719,680 sf
Density Used 1.40 FAR
Density Remaining 12.60 FAR

Podium 1 - Retail

Floorplate Area 40,000 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit **585** ft

Overall Building Data

Commercial Stories Achieved **32**
Commercial Top Elevation **430** ft
Height Remaining **110** ft
Density Achieved **13.74** FAR

Bulk Considerations

Building Limiting Factor **Density**
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation **n/a**
Avg. Per-Floor Overbulk Factor **n/a**

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 26
Potential Stories (by Density) 15
Realized Stories this Section **15**
Section Height 195 ft
Section Top Elevation 430 ft
Height Remaining 155 ft
Commercial GSF Used 300,000 sf
Commercial GSF Remaining 14,680 sf
Density Used 5.25
Density Remaining 0.26

Tier 2 - Commercial

Floorplate Area 25,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 21
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 350 ft
Commercial GSF Used 225,000 sf
Commercial GSF Remaining 314,680 sf
Density Used 3.94
Density Remaining 5.51

Tier 1 - Commercial

Floorplate Area 30,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 23
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 467 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 539,680 sf
Density Used 3.15
Density Remaining 9.45

Podium 2 - Commercial

Floorplate Area 40,000 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 545 ft
Commercial GSF Used 80,000 sf
Commercial GSF Remaining 719,680 sf
Density Used 1.40 FAR
Density Remaining 12.60 FAR

Podium 1 - Retail

Floorplate Area 40,000 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit **700** ft

Overall Building Data

Commercial Stories Achieved **32**
Commercial Top Elevation **430** ft
Height Remaining **270** ft
Density Achieved **13.74** FAR

Bulk Considerations

Building Limiting Factor **Density**
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation **n/a**
Avg. Per-Floor Overbulk Factor **n/a**

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 35
Potential Stories (by Density) 15
Realized Stories this Section **15**
Section Height 195 ft
Section Top Elevation 430 ft
Height Remaining 270 ft
Commercial GSF Used 300,000 sf
Commercial GSF Remaining 14,680 sf
Density Used 5.25
Density Remaining 0.26

Tier 2 - Commercial

Floorplate Area 25,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 21
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 465 ft
Commercial GSF Used 225,000 sf
Commercial GSF Remaining 314,680 sf
Density Used 3.94
Density Remaining 5.51

Tier 1 - Commercial

Floorplate Area 30,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 23
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 582 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 539,680 sf
Density Used 3.15
Density Remaining 9.45

Podium 2 - Commercial

Floorplate Area 40,000 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 660 ft
Commercial GSF Used 80,000 sf
Commercial GSF Remaining 719,680 sf
Density Used 1.40 FAR
Density Remaining 12.60 FAR

Podium 1 - Retail

Floorplate Area 40,000 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit **5,000** ft

Overall Building Data

Commercial Stories Achieved **32**
Commercial Top Elevation **430** ft
Height Remaining **4,570** ft
Density Achieved **13.74** FAR

Bulk Considerations

Building Limiting Factor **Density**
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation **n/a**
Avg. Per-Floor Overbulk Factor **n/a**

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 366
Potential Stories (by Density) 15
Realized Stories this Section **15**
Section Height 195 ft
Section Top Elevation 430 ft
Height Remaining 4,570 ft
Commercial GSF Used 300,000 sf
Commercial GSF Remaining 14,680 sf
Density Used 5.25
Density Remaining 0.26

Tier 2 - Commercial

Floorplate Area 25,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 21
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 4,765 ft
Commercial GSF Used 225,000 sf
Commercial GSF Remaining 314,680 sf
Density Used 3.94
Density Remaining 5.51

Tier 1 - Commercial

Floorplate Area 30,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 23
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 4,882 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 539,680 sf
Density Used 3.15
Density Remaining 9.45

Podium 2 - Commercial

Floorplate Area 40,000 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 4,960 ft
Commercial GSF Used 80,000 sf
Commercial GSF Remaining 719,680 sf
Density Used 1.40 FAR
Density Remaining 12.60 FAR

Podium 1 - Retail

Floorplate Area 40,000 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

DOWNTOWN HEIGHT & DENSITY STUDY

Datasheet ID

B2

Massing Type

Layer

Commercial Core
Denny Triangle

Study Area

DOC1

DOC2

Zone

Full
Half
Quarter

Block Size

Parcel and Zoning Parameters

Building Height & Density

Site Area **57,120** sf
Building Footprint 40,000 sf
Site Coverage 70%

Density Limit **17** FAR
Base Commercial GSF 971,040 sf

Upper-Level Divisions

Bottom Elev. - Tier 3 240 ft
Bottom Elev. - Tier 2 125 ft
Bottom Elev. - Tier 1 40 ft

Development Parameters

Baseline Floorplate Areas

Commercial - Tier 3 **20,000** sf
Commercial - Tier 2 **25,000** sf
Commercial - Tier 1 **30,000** sf
Commercial - Podium 2 **40,000** sf
Retail - Podium 1 **40,000** sf

Preferred Space Heights

Commercial Floor-to-Floor Height 13.00 ft
Retail Floor-to-Floor Height 14.00 ft

Notes

Prototype Buildings by Height Limit

Allowable Height Limit **450** ft

Overall Building Data

Commercial Stories Achieved **33**
Commercial Top Elevation **443** ft
Height Remaining **< 1 story**
Density Achieved **14.09** FAR

Bulk Considerations

Building Limiting Factor **Height**
Remaining 'Bulk' GSF 166,040 sf
Per Floor Distribution 5,032 sf
(Distribution / 2) 2,516 sf
Overbulk Calculation **okay**
Avg. Per-Floor Overbulk Factor **1.22**

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 16
Potential Stories (by Density) 24
Realized Stories this Section **16**
Section Height 208 ft
Section Top Elevation 443 ft
Height Remaining 7 ft
Commercial GSF Used 320,000 sf
Commercial GSF Remaining 166,040 sf
Density Used 5.60
Density Remaining 2.91

Tier 2 - Commercial

Floorplate Area 25,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 28
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 215 ft
Commercial GSF Used 225,000 sf
Commercial GSF Remaining 486,040 sf
Density Used 3.94
Density Remaining 8.51

Tier 1 - Commercial

Floorplate Area 30,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 29
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 332 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 711,040 sf
Density Used 3.15
Density Remaining 12.45

Podium 2 - Commercial

Floorplate Area 40,000 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 410 ft
Commercial GSF Used 80,000 sf
Commercial GSF Remaining 891,040 sf
Density Used 1.40 FAR
Density Remaining 15.60 FAR

Podium 1 - Retail

Floorplate Area 40,000 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit **540** ft

Overall Building Data

Commercial Stories Achieved **40**
Commercial Top Elevation **534** ft
Height Remaining **< 1 story**
Density Achieved **16.54** FAR

Bulk Considerations

Building Limiting Factor **Height**
Remaining 'Bulk' GSF 26,040 sf
Per Floor Distribution 651 sf
(Distribution / 2) 326 sf
Overbulk Calculation **okay**
Avg. Per-Floor Overbulk Factor **1.03**

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 23
Potential Stories (by Density) 24
Realized Stories this Section **23**
Section Height 299 ft
Section Top Elevation 534 ft
Height Remaining 6 ft
Commercial GSF Used 460,000 sf
Commercial GSF Remaining 26,040 sf
Density Used 8.05
Density Remaining 0.46

Tier 2 - Commercial

Floorplate Area 25,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 28
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 305 ft
Commercial GSF Used 225,000 sf
Commercial GSF Remaining 486,040 sf
Density Used 3.94
Density Remaining 8.51

Tier 1 - Commercial

Floorplate Area 30,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 29
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 422 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 711,040 sf
Density Used 3.15
Density Remaining 12.45

Podium 2 - Commercial

Floorplate Area 40,000 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 500 ft
Commercial GSF Used 80,000 sf
Commercial GSF Remaining 891,040 sf
Density Used 1.40 FAR
Density Remaining 15.60 FAR

Podium 1 - Retail

Floorplate Area 40,000 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit **585** ft

Overall Building Data

Commercial Stories Achieved **41**
Commercial Top Elevation **547** ft
Height Remaining **153** ft
Density Achieved **16.89** FAR

Bulk Considerations

Building Limiting Factor **Density**
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation **n/a**
Avg. Per-Floor Overbulk Factor **n/a**

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 26
Potential Stories (by Density) 24
Realized Stories this Section **24**
Section Height 312 ft
Section Top Elevation 547 ft
Height Remaining 38 ft
Commercial GSF Used 480,000 sf
Commercial GSF Remaining 6,040 sf
Density Used 8.40
Density Remaining 0.11

Tier 2 - Commercial

Floorplate Area 25,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 28
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 350 ft
Commercial GSF Used 225,000 sf
Commercial GSF Remaining 486,040 sf
Density Used 3.94
Density Remaining 8.51

Tier 1 - Commercial

Floorplate Area 30,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 29
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 467 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 711,040 sf
Density Used 3.15
Density Remaining 12.45

Podium 2 - Commercial

Floorplate Area 40,000 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 545 ft
Commercial GSF Used 80,000 sf
Commercial GSF Remaining 891,040 sf
Density Used 1.40 FAR
Density Remaining 15.60 FAR

Podium 1 - Retail

Floorplate Area 40,000 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit **700** ft

Overall Building Data

Commercial Stories Achieved **41**
Commercial Top Elevation **547** ft
Height Remaining **153** ft
Density Achieved **16.89** FAR

Bulk Considerations

Building Limiting Factor **Density**
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation **n/a**
Avg. Per-Floor Overbulk Factor **n/a**

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 35
Potential Stories (by Density) 24
Realized Stories this Section **24**
Section Height 312 ft
Section Top Elevation 547 ft
Height Remaining 153 ft
Commercial GSF Used 480,000 sf
Commercial GSF Remaining 6,040 sf
Density Used 8.40
Density Remaining 0.11

Tier 2 - Commercial

Floorplate Area 25,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 28
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 465 ft
Commercial GSF Used 225,000 sf
Commercial GSF Remaining 486,040 sf
Density Used 3.94
Density Remaining 8.51

Tier 1 - Commercial

Floorplate Area 30,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 29
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 582 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 711,040 sf
Density Used 3.15
Density Remaining 12.45

Podium 2 - Commercial

Floorplate Area 40,000 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 660 ft
Commercial GSF Used 80,000 sf
Commercial GSF Remaining 891,040 sf
Density Used 1.40 FAR
Density Remaining 15.60 FAR

Podium 1 - Retail

Floorplate Area 40,000 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit **5,000** ft

Overall Building Data

Commercial Stories Achieved **41**
Commercial Top Elevation **547** ft
Height Remaining **4,453** ft
Density Achieved **16.89** FAR

Bulk Considerations

Building Limiting Factor **Density**
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation **n/a**
Avg. Per-Floor Overbulk Factor **n/a**

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 366
Potential Stories (by Density) 24
Realized Stories this Section **24**
Section Height 312 ft
Section Top Elevation 547 ft
Height Remaining 4,453 ft
Commercial GSF Used 480,000 sf
Commercial GSF Remaining 6,040 sf
Density Used 8.40
Density Remaining 0.11

Tier 2 - Commercial

Floorplate Area 25,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 28
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 4,765 ft
Commercial GSF Used 225,000 sf
Commercial GSF Remaining 486,040 sf
Density Used 3.94
Density Remaining 8.51

Tier 1 - Commercial

Floorplate Area 30,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 29
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 4,882 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 711,040 sf
Density Used 3.15
Density Remaining 12.45

Podium 2 - Commercial

Floorplate Area 40,000 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 4,960 ft
Commercial GSF Used 80,000 sf
Commercial GSF Remaining 891,040 sf
Density Used 1.40 FAR
Density Remaining 15.60 FAR

Podium 1 - Retail

Floorplate Area 40,000 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

DOWNTOWN HEIGHT & DENSITY STUDY

Datasheet ID

C1

Massing Type

**Two
Towers**

Commercial Core
Denny Triangle

Study Area

DOC1
DOC2

Zone

Full
Half
Quarter

Block Size

Parcel and Zoning Parameters

Building Height & Density

Site Area **57,120** sf
Building Footprint 40,000 sf
Site Coverage 70%

Density Limit **14** FAR
Base Commercial GSF 799,680 sf

Upper-Level Divisions

Bottom Elev. - Tier 3 240 ft
Bottom Elev. - Tier 2 125 ft
Bottom Elev. - Tier 1 40 ft

Development Parameters

Baseline Floorplate Areas

Commercial - Tier 3 **35,000** sf
Commercial - Tier 2 **35,000** sf
Commercial - Tier 1 **35,000** sf
Commercial - Podium 2 **40,000** sf
Retail - Podium 1 **40,000** sf

Preferred Space Heights

Commercial Floor-to-Floor Height 13.00 ft
Retail Floor-to-Floor Height 14.00 ft

Notes

Prototype Buildings by Height Limit

Allowable Height Limit **450** ft

Overall Building Data

Commercial Stories Achieved **22**
Commercial Top Elevation **300** ft
Height Remaining **150** ft
Density Achieved **13.66** FAR

Bulk Considerations

Building Limiting Factor **Density**
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation **n/a**
Avg. Per-Floor Overbulk Factor **n/a**

Tier 3 - Commercial

Floorplate Area 35,000 sf
Potential Stories (by Height) 16
Potential Stories (by Density) 5
Realized Stories this Section **5**
Section Height 65 ft
Section Top Elevation 300 ft
Height Remaining 150 ft
Commercial GSF Used 175,000 sf
Commercial GSF Remaining 19,680 sf
Density Used 3.06
Density Remaining 0.34

Tier 2 - Commercial

Floorplate Area 35,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 14
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 215 ft
Commercial GSF Used 315,000 sf
Commercial GSF Remaining 194,680 sf
Density Used 5.51
Density Remaining 3.41

Tier 1 - Commercial

Floorplate Area 35,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 20
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 332 ft
Commercial GSF Used 210,000 sf
Commercial GSF Remaining 509,680 sf
Density Used 3.68
Density Remaining 8.92

Podium 2 - Commercial

Floorplate Area 40,000 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 410 ft
Commercial GSF Used 80,000 sf
Commercial GSF Remaining 719,680 sf
Density Used 1.40 FAR
Density Remaining 12.60 FAR

Podium 1 - Retail

Floorplate Area 40,000 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit **540** ft

Overall Building Data

Commercial Stories Achieved **22**
Commercial Top Elevation **300** ft
Height Remaining **240** ft
Density Achieved **13.66** FAR

Bulk Considerations

Building Limiting Factor **Density**
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation **n/a**
Avg. Per-Floor Overbulk Factor **n/a**

Tier 3 - Commercial

Floorplate Area 35,000 sf
Potential Stories (by Height) 23
Potential Stories (by Density) 5
Realized Stories this Section **5**
Section Height 65 ft
Section Top Elevation 300 ft
Height Remaining 240 ft
Commercial GSF Used 175,000 sf
Commercial GSF Remaining 19,680 sf
Density Used 3.06
Density Remaining 0.34

Tier 2 - Commercial

Floorplate Area 35,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 14
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 305 ft
Commercial GSF Used 315,000 sf
Commercial GSF Remaining 194,680 sf
Density Used 5.51
Density Remaining 3.41

Tier 1 - Commercial

Floorplate Area 35,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 20
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 422 ft
Commercial GSF Used 210,000 sf
Commercial GSF Remaining 509,680 sf
Density Used 3.68
Density Remaining 8.92

Podium 2 - Commercial

Floorplate Area 40,000 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 500 ft
Commercial GSF Used 80,000 sf
Commercial GSF Remaining 719,680 sf
Density Used 1.40 FAR
Density Remaining 12.60 FAR

Podium 1 - Retail

Floorplate Area 40,000 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit **585** ft

Overall Building Data

Commercial Stories Achieved **22**
Commercial Top Elevation **300** ft
Height Remaining **285** ft
Density Achieved **13.66** FAR

Bulk Considerations

Building Limiting Factor **Density**
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation **n/a**
Avg. Per-Floor Overbulk Factor **n/a**

Tier 3 - Commercial

Floorplate Area 35,000 sf
Potential Stories (by Height) 26
Potential Stories (by Density) 5
Realized Stories this Section **5**
Section Height 65 ft
Section Top Elevation 300 ft
Height Remaining 285 ft
Commercial GSF Used 175,000 sf
Commercial GSF Remaining 19,680 sf
Density Used 3.06
Density Remaining 0.34

Tier 2 - Commercial

Floorplate Area 35,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 14
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 350 ft
Commercial GSF Used 315,000 sf
Commercial GSF Remaining 194,680 sf
Density Used 5.51
Density Remaining 3.41

Tier 1 - Commercial

Floorplate Area 35,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 20
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 467 ft
Commercial GSF Used 210,000 sf
Commercial GSF Remaining 509,680 sf
Density Used 3.68
Density Remaining 8.92

Podium 2 - Commercial

Floorplate Area 40,000 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 545 ft
Commercial GSF Used 80,000 sf
Commercial GSF Remaining 719,680 sf
Density Used 1.40 FAR
Density Remaining 12.60 FAR

Podium 1 - Retail

Floorplate Area 40,000 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit **700** ft

Overall Building Data

Commercial Stories Achieved **22**
Commercial Top Elevation **300** ft
Height Remaining **400** ft
Density Achieved **13.66** FAR

Bulk Considerations

Building Limiting Factor **Density**
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation **n/a**
Avg. Per-Floor Overbulk Factor **n/a**

Tier 3 - Commercial

Floorplate Area 35,000 sf
Potential Stories (by Height) 35
Potential Stories (by Density) 5
Realized Stories this Section **5**
Section Height 65 ft
Section Top Elevation 300 ft
Height Remaining 400 ft
Commercial GSF Used 175,000 sf
Commercial GSF Remaining 19,680 sf
Density Used 3.06
Density Remaining 0.34

Tier 2 - Commercial

Floorplate Area 35,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 14
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 465 ft
Commercial GSF Used 315,000 sf
Commercial GSF Remaining 194,680 sf
Density Used 5.51
Density Remaining 3.41

Tier 1 - Commercial

Floorplate Area 35,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 20
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 582 ft
Commercial GSF Used 210,000 sf
Commercial GSF Remaining 509,680 sf
Density Used 3.68
Density Remaining 8.92

Podium 2 - Commercial

Floorplate Area 40,000 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 660 ft
Commercial GSF Used 80,000 sf
Commercial GSF Remaining 719,680 sf
Density Used 1.40 FAR
Density Remaining 12.60 FAR

Podium 1 - Retail

Floorplate Area 40,000 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit **5,000** ft

Overall Building Data

Commercial Stories Achieved **22**
Commercial Top Elevation **300** ft
Height Remaining **4,700** ft
Density Achieved **13.66** FAR

Bulk Considerations

Building Limiting Factor **Density**
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation **n/a**
Avg. Per-Floor Overbulk Factor **n/a**

Tier 3 - Commercial

Floorplate Area 35,000 sf
Potential Stories (by Height) 366
Potential Stories (by Density) 5
Realized Stories this Section **3**
Section Height 65 ft
Section Top Elevation 300 ft
Height Remaining 4,700 ft
Commercial GSF Used 175,000 sf
Commercial GSF Remaining 19,680 sf
Density Used 3.06
Density Remaining 0.34

Tier 2 - Commercial

Floorplate Area 35,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 14
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 4,765 ft
Commercial GSF Used 315,000 sf
Commercial GSF Remaining 194,680 sf
Density Used 5.51
Density Remaining 3.41

Tier 1 - Commercial

Floorplate Area 35,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 20
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 4,882 ft
Commercial GSF Used 210,000 sf
Commercial GSF Remaining 509,680 sf
Density Used 3.68
Density Remaining 8.92

Podium 2 - Commercial

Floorplate Area 40,000 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 4,960 ft
Commercial GSF Used 80,000 sf
Commercial GSF Remaining 719,680 sf
Density Used 1.40 FAR
Density Remaining 12.60 FAR

Podium 1 - Retail

Floorplate Area 40,000 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

DOWNTOWN HEIGHT & DENSITY STUDY

Datasheet ID

C2

Massing Type

**Two
Towers**

Commercial Core
Denny Triangle

Study Area

DOC1
DOC2

Zone

Full
Half
Quarter

Block Size

Parcel and Zoning Parameters

Building Height & Density

Site Area **57,120** sf
Building Footprint 40,000 sf
Site Coverage 70%

Density Limit **17** FAR
Base Commercial GSF 971,040 sf

Upper-Level Divisions

Bottom Elev. - Tier 3 240 ft
Bottom Elev. - Tier 2 125 ft
Bottom Elev. - Tier 1 40 ft

Development Parameters

Baseline Floorplate Areas

Commercial - Tier 3 **35,000** sf
Commercial - Tier 2 **35,000** sf
Commercial - Tier 1 **35,000** sf
Commercial - Podium 2 **40,000** sf
Retail - Podium 1 **40,000** sf

Preferred Space Heights

Commercial Floor-to-Floor Height 13.00 ft
Retail Floor-to-Floor Height 14.00 ft

Notes

Prototype Buildings by Height Limit

Allowable Height Limit **450** ft

Overall Building Data

Commercial Stories Achieved **27**
Commercial Top Elevation **365** ft
Height Remaining **85** ft
Density Achieved **16.72** FAR

Bulk Considerations

Building Limiting Factor **Density**
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation **n/a**
Avg. Per-Floor Overbulk Factor **n/a**

Tier 3 - Commercial

Floorplate Area 35,000 sf
Potential Stories (by Height) 16
Potential Stories (by Density) 10
Realized Stories this Section **10**
Section Height 130 ft
Section Top Elevation 365 ft
Height Remaining 85 ft
Commercial GSF Used 350,000 sf
Commercial GSF Remaining 16,040 sf
Density Used 6.13
Density Remaining 0.28

Tier 2 - Commercial

Floorplate Area 35,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 19
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 215 ft
Commercial GSF Used 315,000 sf
Commercial GSF Remaining 366,040 sf
Density Used 5.51
Density Remaining 6.41

Tier 1 - Commercial

Floorplate Area 35,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 25
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 332 ft
Commercial GSF Used 210,000 sf
Commercial GSF Remaining 681,040 sf
Density Used 3.68
Density Remaining 11.92

Podium 2 - Commercial

Floorplate Area 40,000 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 410 ft
Commercial GSF Used 80,000 sf
Commercial GSF Remaining 891,040 sf
Density Used 1.40 FAR
Density Remaining 15.60 FAR

Podium 1 - Retail

Floorplate Area 40,000 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit **540** ft

Overall Building Data

Commercial Stories Achieved **27**
Commercial Top Elevation **365** ft
Height Remaining **175** ft
Density Achieved **16.72** FAR

Bulk Considerations

Building Limiting Factor **Density**
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation **n/a**
Avg. Per-Floor Overbulk Factor **n/a**

Tier 3 - Commercial

Floorplate Area 35,000 sf
Potential Stories (by Height) 23
Potential Stories (by Density) 10
Realized Stories this Section **10**
Section Height 130 ft
Section Top Elevation 365 ft
Height Remaining 175 ft
Commercial GSF Used 350,000 sf
Commercial GSF Remaining 16,040 sf
Density Used 6.13
Density Remaining 0.28

Tier 2 - Commercial

Floorplate Area 35,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 19
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 305 ft
Commercial GSF Used 315,000 sf
Commercial GSF Remaining 366,040 sf
Density Used 5.51
Density Remaining 6.41

Tier 1 - Commercial

Floorplate Area 35,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 25
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 422 ft
Commercial GSF Used 210,000 sf
Commercial GSF Remaining 681,040 sf
Density Used 3.68
Density Remaining 11.92

Podium 2 - Commercial

Floorplate Area 40,000 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 500 ft
Commercial GSF Used 80,000 sf
Commercial GSF Remaining 891,040 sf
Density Used 1.40 FAR
Density Remaining 15.60 FAR

Podium 1 - Retail

Floorplate Area 40,000 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit **585** ft

Overall Building Data

Commercial Stories Achieved **27**
Commercial Top Elevation **365** ft
Height Remaining **220** ft
Density Achieved **16.72** FAR

Bulk Considerations

Building Limiting Factor **Density**
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation **n/a**
Avg. Per-Floor Overbulk Factor **n/a**

Tier 3 - Commercial

Floorplate Area 35,000 sf
Potential Stories (by Height) 26
Potential Stories (by Density) 10
Realized Stories this Section **10**
Section Height 130 ft
Section Top Elevation 365 ft
Height Remaining 220 ft
Commercial GSF Used 350,000 sf
Commercial GSF Remaining 16,040 sf
Density Used 6.13
Density Remaining 0.28

Tier 2 - Commercial

Floorplate Area 35,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 19
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 350 ft
Commercial GSF Used 315,000 sf
Commercial GSF Remaining 366,040 sf
Density Used 5.51
Density Remaining 6.41

Tier 1 - Commercial

Floorplate Area 35,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 25
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 467 ft
Commercial GSF Used 210,000 sf
Commercial GSF Remaining 681,040 sf
Density Used 3.68
Density Remaining 11.92

Podium 2 - Commercial

Floorplate Area 40,000 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 545 ft
Commercial GSF Used 80,000 sf
Commercial GSF Remaining 891,040 sf
Density Used 1.40 FAR
Density Remaining 15.60 FAR

Podium 1 - Retail

Floorplate Area 40,000 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit **700** ft

Overall Building Data

Commercial Stories Achieved **27**
Commercial Top Elevation **365** ft
Height Remaining **335** ft
Density Achieved **16.72** FAR

Bulk Considerations

Building Limiting Factor **Density**
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation **n/a**
Avg. Per-Floor Overbulk Factor **n/a**

Tier 3 - Commercial

Floorplate Area 35,000 sf
Potential Stories (by Height) 35
Potential Stories (by Density) 10
Realized Stories this Section **10**
Section Height 130 ft
Section Top Elevation 365 ft
Height Remaining 335 ft
Commercial GSF Used 350,000 sf
Commercial GSF Remaining 16,040 sf
Density Used 6.13
Density Remaining 0.28

Tier 2 - Commercial

Floorplate Area 35,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 19
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 465 ft
Commercial GSF Used 315,000 sf
Commercial GSF Remaining 366,040 sf
Density Used 5.51
Density Remaining 6.41

Tier 1 - Commercial

Floorplate Area 35,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 25
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 582 ft
Commercial GSF Used 210,000 sf
Commercial GSF Remaining 681,040 sf
Density Used 3.68
Density Remaining 11.92

Podium 2 - Commercial

Floorplate Area 40,000 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 660 ft
Commercial GSF Used 80,000 sf
Commercial GSF Remaining 891,040 sf
Density Used 1.40 FAR
Density Remaining 15.60 FAR

Podium 1 - Retail

Floorplate Area 40,000 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit **5,000** ft

Overall Building Data

Commercial Stories Achieved **27**
Commercial Top Elevation **365** ft
Height Remaining **4,635** ft
Density Achieved **16.72** FAR

Bulk Considerations

Building Limiting Factor **Density**
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation **n/a**
Avg. Per-Floor Overbulk Factor **n/a**

Tier 3 - Commercial

Floorplate Area 35,000 sf
Potential Stories (by Height) 366
Potential Stories (by Density) 10
Realized Stories this Section **10**
Section Height 130 ft
Section Top Elevation 365 ft
Height Remaining 4,635 ft
Commercial GSF Used 350,000 sf
Commercial GSF Remaining 16,040 sf
Density Used 6.13
Density Remaining 0.28

Tier 2 - Commercial

Floorplate Area 35,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 19
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 4,765 ft
Commercial GSF Used 315,000 sf
Commercial GSF Remaining 366,040 sf
Density Used 5.51
Density Remaining 6.41

Tier 1 - Commercial

Floorplate Area 35,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 25
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 4,882 ft
Commercial GSF Used 210,000 sf
Commercial GSF Remaining 681,040 sf
Density Used 3.68
Density Remaining 11.92

Podium 2 - Commercial

Floorplate Area 40,000 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 4,960 ft
Commercial GSF Used 80,000 sf
Commercial GSF Remaining 891,040 sf
Density Used 1.40 FAR
Density Remaining 15.60 FAR

Podium 1 - Retail

Floorplate Area 40,000 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

DOWNTOWN HEIGHT & DENSITY STUDY

Datasheet ID

D1

Massing Type

Simple

Commercial Core
Denny Triangle

Study Area

DOC1
DOC2

Zone

Full
Half
Quarter

Block Size

Parcel and Zoning Parameters

Building Height & Density

Site Area **27,360** sf
Building Footprint 27,360 sf
Site Coverage 100%

Density Limit **14** FAR
Base Commercial GSF 383,040 sf

Upper-Level Divisions

Bottom Elev. - Tier 3 240 ft
Bottom Elev. - Tier 2 125 ft
Bottom Elev. - Tier 1 40 ft

Development Parameters

Baseline Floorplate Areas

Commercial - Tier 3 **20,000** sf
Commercial - Tier 2 **20,000** sf
Commercial - Tier 1 **20,000** sf
Commercial - Podium 2 **27,360** sf
Retail - Podium 1 **27,360** sf

Preferred Space Heights

Commercial Floor-to-Floor Height 13.00 ft
Retail Floor-to-Floor Height 14.00 ft

Notes

Prototype Buildings by Height Limit

Allowable Height Limit **450** ft

Overall Building Data

Commercial Stories Achieved **18**
Commercial Top Elevation **248** ft
Height Remaining **202** ft
Density Achieved **13.70** FAR

Bulk Considerations

Building Limiting Factor **Density**
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation **n/a**
Avg. Per-Floor Overbulk Factor **n/a**

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 16
Potential Stories (by Density) 1
Realized Stories this Section **1**
Section Height 13 ft
Section Top Elevation 248 ft
Height Remaining 202 ft
Commercial GSF Used 20,000 sf
Commercial GSF Remaining 8,320 sf
Density Used 0.73
Density Remaining 0.30

Tier 2 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 10
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 215 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 28,320 sf
Density Used 6.58
Density Remaining 1.04

Tier 1 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 16
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 332 ft
Commercial GSF Used 120,000 sf
Commercial GSF Remaining 208,320 sf
Density Used 4.39
Density Remaining 7.61

Podium 2 - Commercial

Floorplate Area 27,360 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 410 ft
Commercial GSF Used 54,720 sf
Commercial GSF Remaining 328,320 sf
Density Used 2.00 FAR
Density Remaining 12.00 FAR

Podium 1 - Retail

Floorplate Area 27,360 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit **540** ft

Overall Building Data

Commercial Stories Achieved **18**
Commercial Top Elevation **248** ft
Height Remaining **292** ft
Density Achieved **13.70** FAR

Bulk Considerations

Building Limiting Factor **Density**
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation **n/a**
Avg. Per-Floor Overbulk Factor **n/a**

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 23
Potential Stories (by Density) 1
Realized Stories this Section **1**
Section Height 13 ft
Section Top Elevation 248 ft
Height Remaining 292 ft
Commercial GSF Used 20,000 sf
Commercial GSF Remaining 8,320 sf
Density Used 0.73
Density Remaining 0.30

Tier 2 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 10
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 305 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 28,320 sf
Density Used 6.58
Density Remaining 1.04

Tier 1 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 16
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 422 ft
Commercial GSF Used 120,000 sf
Commercial GSF Remaining 208,320 sf
Density Used 4.39
Density Remaining 7.61

Podium 2 - Commercial

Floorplate Area 27,360 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 500 ft
Commercial GSF Used 54,720 sf
Commercial GSF Remaining 328,320 sf
Density Used 2.00 FAR
Density Remaining 12.00 FAR

Podium 1 - Retail

Floorplate Area 27,360 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit **585** ft

Overall Building Data

Commercial Stories Achieved **18**
Commercial Top Elevation **248** ft
Height Remaining **337** ft
Density Achieved **13.70** FAR

Bulk Considerations

Building Limiting Factor **Density**
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation **n/a**
Avg. Per-Floor Overbulk Factor **n/a**

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 26
Potential Stories (by Density) 1
Realized Stories this Section **1**
Section Height 13 ft
Section Top Elevation 248 ft
Height Remaining 337 ft
Commercial GSF Used 20,000 sf
Commercial GSF Remaining 8,320 sf
Density Used 0.73
Density Remaining 0.30

Tier 2 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 10
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 350 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 28,320 sf
Density Used 6.58
Density Remaining 1.04

Tier 1 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 16
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 467 ft
Commercial GSF Used 120,000 sf
Commercial GSF Remaining 208,320 sf
Density Used 4.39
Density Remaining 7.61

Podium 2 - Commercial

Floorplate Area 27,360 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 545 ft
Commercial GSF Used 54,720 sf
Commercial GSF Remaining 328,320 sf
Density Used 2.00 FAR
Density Remaining 12.00 FAR

Podium 1 - Retail

Floorplate Area 27,360 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit **700** ft

Overall Building Data

Commercial Stories Achieved **18**
Commercial Top Elevation **248** ft
Height Remaining **452** ft
Density Achieved **13.70** FAR

Bulk Considerations

Building Limiting Factor **Density**
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation **n/a**
Avg. Per-Floor Overbulk Factor **n/a**

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 35
Potential Stories (by Density) 1
Realized Stories this Section **1**
Section Height 13 ft
Section Top Elevation 248 ft
Height Remaining 452 ft
Commercial GSF Used 20,000 sf
Commercial GSF Remaining 8,320 sf
Density Used 0.73
Density Remaining 0.30

Tier 2 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 10
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 465 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 28,320 sf
Density Used 6.58
Density Remaining 1.04

Tier 1 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 16
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 582 ft
Commercial GSF Used 120,000 sf
Commercial GSF Remaining 208,320 sf
Density Used 4.39
Density Remaining 7.61

Podium 2 - Commercial

Floorplate Area 27,360 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 660 ft
Commercial GSF Used 54,720 sf
Commercial GSF Remaining 328,320 sf
Density Used 2.00 FAR
Density Remaining 12.00 FAR

Podium 1 - Retail

Floorplate Area 27,360 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit **5,000** ft

Overall Building Data

Commercial Stories Achieved **18**
Commercial Top Elevation **248** ft
Height Remaining **4,752** ft
Density Achieved **13.70** FAR

Bulk Considerations

Building Limiting Factor **Density**
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation **n/a**
Avg. Per-Floor Overbulk Factor **n/a**

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 366
Potential Stories (by Density) 1
Realized Stories this Section **1**
Section Height 13 ft
Section Top Elevation 248 ft
Height Remaining 4,752 ft
Commercial GSF Used 20,000 sf
Commercial GSF Remaining 8,320 sf
Density Used 0.73
Density Remaining 0.30

Tier 2 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 10
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 4,765 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 28,320 sf
Density Used 6.58
Density Remaining 1.04

Tier 1 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 16
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 4,882 ft
Commercial GSF Used 120,000 sf
Commercial GSF Remaining 208,320 sf
Density Used 4.39
Density Remaining 7.61

Podium 2 - Commercial

Floorplate Area 27,360 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 4,960 ft
Commercial GSF Used 54,720 sf
Commercial GSF Remaining 328,320 sf
Density Used 2.00 FAR
Density Remaining 12.00 FAR

Podium 1 - Retail

Floorplate Area 27,360 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

DOWNTOWN HEIGHT & DENSITY STUDY

Datasheet ID

D2

Massing Type

Simple

Commercial Core
Denny Triangle

Study Area

DOC1
DOC2

Zone

Full
Half
Quarter

Block Size

Parcel and Zoning Parameters

Building Height & Density

Site Area **27,360** sf
Building Footprint 27,360 sf
Site Coverage 100%

Density Limit **17** FAR
Base Commercial GSF 465,120 sf

Upper-Level Divisions

Bottom Elev. - Tier 3 240 ft
Bottom Elev. - Tier 2 125 ft
Bottom Elev. - Tier 1 40 ft

Development Parameters

Baseline Floorplate Areas

Commercial - Tier 3 **20,000** sf
Commercial - Tier 2 **20,000** sf
Commercial - Tier 1 **20,000** sf
Commercial - Podium 2 **27,360** sf
Retail - Podium 1 **27,360** sf

Preferred Space Heights

Commercial Floor-to-Floor Height 13.00 ft
Retail Floor-to-Floor Height 14.00 ft

Notes

Prototype Buildings by Height Limit

Allowable Height Limit **450** ft

Overall Building Data

Commercial Stories Achieved **22**
Commercial Top Elevation **300** ft
Height Remaining **150** ft
Density Achieved **16.62** FAR

Bulk Considerations

Building Limiting Factor **Density**
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation **n/a**
Avg. Per-Floor Overbulk Factor **n/a**

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 16
Potential Stories (by Density) 5
Realized Stories this Section **5**
Section Height 65 ft
Section Top Elevation 300 ft
Height Remaining 150 ft
Commercial GSF Used 100,000 sf
Commercial GSF Remaining 10,400 sf
Density Used 3.65
Density Remaining 0.38

Tier 2 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 14
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 215 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 110,400 sf
Density Used 6.58
Density Remaining 4.04

Tier 1 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 20
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 332 ft
Commercial GSF Used 120,000 sf
Commercial GSF Remaining 290,400 sf
Density Used 4.39
Density Remaining 10.61

Podium 2 - Commercial

Floorplate Area 27,360 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 410 ft
Commercial GSF Used 54,720 sf
Commercial GSF Remaining 410,400 sf
Density Used 2.00 FAR
Density Remaining 15.00 FAR

Podium 1 - Retail

Floorplate Area 27,360 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit **540** ft

Overall Building Data

Commercial Stories Achieved **22**
Commercial Top Elevation **300** ft
Height Remaining **240** ft
Density Achieved **16.62** FAR

Bulk Considerations

Building Limiting Factor **Density**
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation **n/a**
Avg. Per-Floor Overbulk Factor **n/a**

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 23
Potential Stories (by Density) 5
Realized Stories this Section **3**
Section Height 65 ft
Section Top Elevation 300 ft
Height Remaining 240 ft
Commercial GSF Used 100,000 sf
Commercial GSF Remaining 10,400 sf
Density Used 3.65
Density Remaining 0.38

Tier 2 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 14
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 305 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 110,400 sf
Density Used 6.58
Density Remaining 4.04

Tier 1 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 20
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 422 ft
Commercial GSF Used 120,000 sf
Commercial GSF Remaining 290,400 sf
Density Used 4.39
Density Remaining 10.61

Podium 2 - Commercial

Floorplate Area 27,360 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 500 ft
Commercial GSF Used 54,720 sf
Commercial GSF Remaining 410,400 sf
Density Used 2.00 FAR
Density Remaining 15.00 FAR

Podium 1 - Retail

Floorplate Area 27,360 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit **585** ft

Overall Building Data

Commercial Stories Achieved **22**
Commercial Top Elevation **300** ft
Height Remaining **285** ft
Density Achieved **16.62** FAR

Bulk Considerations

Building Limiting Factor **Density**
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation **n/a**
Avg. Per-Floor Overbulk Factor **n/a**

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 26
Potential Stories (by Density) 5
Realized Stories this Section **5**
Section Height 65 ft
Section Top Elevation 300 ft
Height Remaining 285 ft
Commercial GSF Used 100,000 sf
Commercial GSF Remaining 10,400 sf
Density Used 3.65
Density Remaining 0.38

Tier 2 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 14
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 350 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 110,400 sf
Density Used 6.58
Density Remaining 4.04

Tier 1 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 20
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 467 ft
Commercial GSF Used 120,000 sf
Commercial GSF Remaining 290,400 sf
Density Used 4.39
Density Remaining 10.61

Podium 2 - Commercial

Floorplate Area 27,360 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 545 ft
Commercial GSF Used 54,720 sf
Commercial GSF Remaining 410,400 sf
Density Used 2.00 FAR
Density Remaining 15.00 FAR

Podium 1 - Retail

Floorplate Area 27,360 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit **700** ft

Overall Building Data

Commercial Stories Achieved **22**
Commercial Top Elevation **300** ft
Height Remaining **400** ft
Density Achieved **16.62** FAR

Bulk Considerations

Building Limiting Factor **Density**
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation **n/a**
Avg. Per-Floor Overbulk Factor **n/a**

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 35
Potential Stories (by Density) 5
Realized Stories this Section **5**
Section Height 65 ft
Section Top Elevation 300 ft
Height Remaining 400 ft
Commercial GSF Used 100,000 sf
Commercial GSF Remaining 10,400 sf
Density Used 3.65
Density Remaining 0.38

Tier 2 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 14
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 465 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 110,400 sf
Density Used 6.58
Density Remaining 4.04

Tier 1 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 20
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 582 ft
Commercial GSF Used 120,000 sf
Commercial GSF Remaining 290,400 sf
Density Used 4.39
Density Remaining 10.61

Podium 2 - Commercial

Floorplate Area 27,360 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 660 ft
Commercial GSF Used 54,720 sf
Commercial GSF Remaining 410,400 sf
Density Used 2.00 FAR
Density Remaining 15.00 FAR

Podium 1 - Retail

Floorplate Area 27,360 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit **5,000** ft

Overall Building Data

Commercial Stories Achieved **22**
Commercial Top Elevation **300** ft
Height Remaining **4,700** ft
Density Achieved **16.62** FAR

Bulk Considerations

Building Limiting Factor **Density**
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation **n/a**
Avg. Per-Floor Overbulk Factor **n/a**

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 366
Potential Stories (by Density) 5
Realized Stories this Section **3**
Section Height 65 ft
Section Top Elevation 300 ft
Height Remaining 4,700 ft
Commercial GSF Used 100,000 sf
Commercial GSF Remaining 10,400 sf
Density Used 3.65
Density Remaining 0.38

Tier 2 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 14
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 4,765 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 110,400 sf
Density Used 6.58
Density Remaining 4.04

Tier 1 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 20
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 4,882 ft
Commercial GSF Used 120,000 sf
Commercial GSF Remaining 290,400 sf
Density Used 4.39
Density Remaining 10.61

Podium 2 - Commercial

Floorplate Area 27,360 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 4,960 ft
Commercial GSF Used 54,720 sf
Commercial GSF Remaining 410,400 sf
Density Used 2.00 FAR
Density Remaining 15.00 FAR

Podium 1 - Retail

Floorplate Area 27,360 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

DOWNTOWN HEIGHT & DENSITY STUDY

Datasheet ID

E1

Massing Type

Simple

Commercial Core
Denny Triangle

Study Area

DOC1
DOC2

Zone

Full
Half
Quarter

Block Size

Parcel and Zoning Parameters

Building Height & Density

Site Area 13,680 sf
Building Footprint 13,680 sf
Site Coverage 100%

Density Limit 14 FAR
Base Commercial GSF 191,520 sf

Upper-Level Divisions

Bottom Elev. - Tier 3 240 ft
Bottom Elev. - Tier 2 125 ft
Bottom Elev. - Tier 1 40 ft

Development Parameters

Baseline Floorplate Areas

Commercial - Tier 3 13,680 sf
Commercial - Tier 2 13,680 sf
Commercial - Tier 1 13,680 sf
Commercial - Podium 2 13,680 sf
Retail - Podium 1 13,680 sf

Preferred Space Heights

Commercial Floor-to-Floor Height 13.00 ft
Retail Floor-to-Floor Height 14.00 ft

Notes

Prototype Buildings by Height Limit

Allowable Height Limit 450 ft

Overall Building Data

Commercial Stories Achieved 14
Commercial Top Elevation 196 ft
Height Remaining 254 ft
Density Achieved 14.00 FAR

Bulk Considerations

Building Limiting Factor Density
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation n/a
Avg. Per-Floor Overbulk Factor n/a

Tier 3 - Commercial

Floorplate Area 13,680 sf
Potential Stories (by Height) 19
Potential Stories (by Density) 0
Realized Stories this Section 0
Section Height 0 ft
Section Top Elevation 196 ft
Height Remaining 254 ft
Commercial GSF Used 0 sf
Commercial GSF Remaining 0 sf
Density Used 0.00
Density Remaining 0.00

Tier 2 - Commercial

Floorplate Area 13,680 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 6
Realized Stories this Section 6
Section Height 78 ft
Section Top Elevation 196 ft
Height Remaining 254 ft
Commercial GSF Used 82,080 sf
Commercial GSF Remaining 0 sf
Density Used 6.00
Density Remaining 0.00

Tier 1 - Commercial

Floorplate Area 13,680 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 12
Realized Stories this Section 6
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 332 ft
Commercial GSF Used 82,080 sf
Commercial GSF Remaining 82,080 sf
Density Used 6.00
Density Remaining 6.00

Podium 2 - Commercial

Floorplate Area 13,680 sf
Stories 2
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 410 ft
Commercial GSF Used 27,360 sf
Commercial GSF Remaining 164,160 sf
Density Used 2.00 FAR
Density Remaining 12.00 FAR

Podium 1 - Retail

Floorplate Area 13,680 sf
Stories 1
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit 540 ft

Overall Building Data

Commercial Stories Achieved 14
Commercial Top Elevation 196 ft
Height Remaining 344 ft
Density Achieved 14.00 FAR

Bulk Considerations

Building Limiting Factor Density
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation n/a
Avg. Per-Floor Overbulk Factor n/a

Tier 3 - Commercial

Floorplate Area 13,680 sf
Potential Stories (by Height) 26
Potential Stories (by Density) 0
Realized Stories this Section 0
Section Height 0 ft
Section Top Elevation 196 ft
Height Remaining 344 ft
Commercial GSF Used 0 sf
Commercial GSF Remaining 0 sf
Density Used 0.00
Density Remaining 0.00

Tier 2 - Commercial

Floorplate Area 13,680 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 6
Realized Stories this Section 6
Section Height 78 ft
Section Top Elevation 196 ft
Height Remaining 344 ft
Commercial GSF Used 82,080 sf
Commercial GSF Remaining 0 sf
Density Used 6.00
Density Remaining 0.00

Tier 1 - Commercial

Floorplate Area 13,680 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 12
Realized Stories this Section 6
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 422 ft
Commercial GSF Used 82,080 sf
Commercial GSF Remaining 82,080 sf
Density Used 6.00
Density Remaining 6.00

Podium 2 - Commercial

Floorplate Area 13,680 sf
Stories 2
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 500 ft
Commercial GSF Used 27,360 sf
Commercial GSF Remaining 164,160 sf
Density Used 2.00 FAR
Density Remaining 12.00 FAR

Podium 1 - Retail

Floorplate Area 13,680 sf
Stories 1
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit 585 ft

Overall Building Data

Commercial Stories Achieved 14
Commercial Top Elevation 196 ft
Height Remaining 389 ft
Density Achieved 14.00 FAR

Bulk Considerations

Building Limiting Factor Density
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation n/a
Avg. Per-Floor Overbulk Factor n/a

Tier 3 - Commercial

Floorplate Area 13,680 sf
Potential Stories (by Height) 29
Potential Stories (by Density) 0
Realized Stories this Section 0
Section Height 0 ft
Section Top Elevation 196 ft
Height Remaining 389 ft
Commercial GSF Used 0 sf
Commercial GSF Remaining 0 sf
Density Used 0.00
Density Remaining 0.00

Tier 2 - Commercial

Floorplate Area 13,680 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 6
Realized Stories this Section 6
Section Height 78 ft
Section Top Elevation 196 ft
Height Remaining 389 ft
Commercial GSF Used 82,080 sf
Commercial GSF Remaining 0 sf
Density Used 6.00
Density Remaining 0.00

Tier 1 - Commercial

Floorplate Area 13,680 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 12
Realized Stories this Section 6
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 467 ft
Commercial GSF Used 82,080 sf
Commercial GSF Remaining 82,080 sf
Density Used 6.00
Density Remaining 6.00

Podium 2 - Commercial

Floorplate Area 13,680 sf
Stories 2
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 545 ft
Commercial GSF Used 27,360 sf
Commercial GSF Remaining 164,160 sf
Density Used 2.00 FAR
Density Remaining 12.00 FAR

Podium 1 - Retail

Floorplate Area 13,680 sf
Stories 1
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit 700 ft

Overall Building Data

Commercial Stories Achieved 14
Commercial Top Elevation 196 ft
Height Remaining 504 ft
Density Achieved 14.00 FAR

Bulk Considerations

Building Limiting Factor Density
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation n/a
Avg. Per-Floor Overbulk Factor n/a

Tier 3 - Commercial

Floorplate Area 13,680 sf
Potential Stories (by Height) 38
Potential Stories (by Density) 0
Realized Stories this Section 0
Section Height 0 ft
Section Top Elevation 196 ft
Height Remaining 504 ft
Commercial GSF Used 0 sf
Commercial GSF Remaining 0 sf
Density Used 0.00
Density Remaining 0.00

Tier 2 - Commercial

Floorplate Area 13,680 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 6
Realized Stories this Section 6
Section Height 78 ft
Section Top Elevation 196 ft
Height Remaining 504 ft
Commercial GSF Used 82,080 sf
Commercial GSF Remaining 0 sf
Density Used 6.00
Density Remaining 0.00

Tier 1 - Commercial

Floorplate Area 13,680 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 12
Realized Stories this Section 6
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 582 ft
Commercial GSF Used 82,080 sf
Commercial GSF Remaining 82,080 sf
Density Used 6.00
Density Remaining 6.00

Podium 2 - Commercial

Floorplate Area 13,680 sf
Stories 2
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 660 ft
Commercial GSF Used 27,360 sf
Commercial GSF Remaining 164,160 sf
Density Used 2.00 FAR
Density Remaining 12.00 FAR

Podium 1 - Retail

Floorplate Area 13,680 sf
Stories 1
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit 5,000 ft

Overall Building Data

Commercial Stories Achieved 14
Commercial Top Elevation 196 ft
Height Remaining 4,804 ft
Density Achieved 14.00 FAR

Bulk Considerations

Building Limiting Factor Density
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation n/a
Avg. Per-Floor Overbulk Factor n/a

Tier 3 - Commercial

Floorplate Area 13,680 sf
Potential Stories (by Height) 369
Potential Stories (by Density) 0
Realized Stories this Section 0
Section Height 0 ft
Section Top Elevation 196 ft
Height Remaining 4,804 ft
Commercial GSF Used 0 sf
Commercial GSF Remaining 0 sf
Density Used 0.00
Density Remaining 0.00

Tier 2 - Commercial

Floorplate Area 13,680 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 6
Realized Stories this Section 6
Section Height 78 ft
Section Top Elevation 196 ft
Height Remaining 4,804 ft
Commercial GSF Used 82,080 sf
Commercial GSF Remaining 0 sf
Density Used 6.00
Density Remaining 0.00

Tier 1 - Commercial

Floorplate Area 13,680 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 12
Realized Stories this Section 6
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 4,882 ft
Commercial GSF Used 82,080 sf
Commercial GSF Remaining 82,080 sf
Density Used 6.00
Density Remaining 6.00

Podium 2 - Commercial

Floorplate Area 13,680 sf
Stories 2
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 4,960 ft
Commercial GSF Used 27,360 sf
Commercial GSF Remaining 164,160 sf
Density Used 2.00 FAR
Density Remaining 12.00 FAR

Podium 1 - Retail

Floorplate Area 13,680 sf
Stories 1
Section Height 14 ft
Top Elevation 14 ft

DOWNTOWN HEIGHT & DENSITY STUDY

Datasheet ID

E2

Massing Type

Simple

Commercial Core
Denny Triangle

Study Area

DOC1
DOC2

Zone

Full
Half
Quarter

Block Size

Parcel and Zoning Parameters

Building Height & Density

Site Area **13,680** sf
Building Footprint 13,680 sf
Site Coverage 100%

Density Limit **17** FAR
Base Commercial GSF 232,560 sf

Upper-Level Divisions

Bottom Elev. - Tier 3 240 ft
Bottom Elev. - Tier 2 125 ft
Bottom Elev. - Tier 1 40 ft

Development Parameters

Baseline Floorplate Areas

Commercial - Tier 3 **13,680** sf
Commercial - Tier 2 **13,680** sf
Commercial - Tier 1 **13,680** sf
Commercial - Podium 2 **13,680** sf
Retail - Podium 1 **13,680** sf

Preferred Space Heights

Commercial Floor-to-Floor Height 13.00 ft
Retail Floor-to-Floor Height 14.00 ft

Notes

Prototype Buildings by Height Limit

Allowable Height Limit **450** ft

Overall Building Data

Commercial Stories Achieved **17**
Commercial Top Elevation **235** ft
Height Remaining **215** ft
Density Achieved **17.00** FAR

Bulk Considerations

Building Limiting Factor **Density**
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation **n/a**
Avg. Per-Floor Overbulk Factor **n/a**

Tier 3 - Commercial

Floorplate Area 13,680 sf
Potential Stories (by Height) 16
Potential Stories (by Density) 0
Realized Stories this Section **0**
Section Height 0 ft
Section Top Elevation 235 ft
Height Remaining 215 ft
Commercial GSF Used 0 sf
Commercial GSF Remaining 0 sf
Density Used 0.00
Density Remaining 0.00

Tier 2 - Commercial

Floorplate Area 13,680 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 9
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 215 ft
Commercial GSF Used 123,120 sf
Commercial GSF Remaining 0 sf
Density Used 9.00
Density Remaining 0.00

Tier 1 - Commercial

Floorplate Area 13,680 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 15
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 332 ft
Commercial GSF Used 82,080 sf
Commercial GSF Remaining 123,120 sf
Density Used 6.00
Density Remaining 9.00

Podium 2 - Commercial

Floorplate Area 13,680 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 410 ft
Commercial GSF Used 27,360 sf
Commercial GSF Remaining 205,200 sf
Density Used 2.00 FAR
Density Remaining 15.00 FAR

Podium 1 - Retail

Floorplate Area 13,680 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit **540** ft

Overall Building Data

Commercial Stories Achieved **17**
Commercial Top Elevation **235** ft
Height Remaining **305** ft
Density Achieved **17.00** FAR

Bulk Considerations

Building Limiting Factor **Density**
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation **n/a**
Avg. Per-Floor Overbulk Factor **n/a**

Tier 3 - Commercial

Floorplate Area 13,680 sf
Potential Stories (by Height) 23
Potential Stories (by Density) 0
Realized Stories this Section **0**
Section Height 0 ft
Section Top Elevation 235 ft
Height Remaining 305 ft
Commercial GSF Used 0 sf
Commercial GSF Remaining 0 sf
Density Used 0.00
Density Remaining 0.00

Tier 2 - Commercial

Floorplate Area 13,680 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 9
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 305 ft
Commercial GSF Used 123,120 sf
Commercial GSF Remaining 0 sf
Density Used 9.00
Density Remaining 0.00

Tier 1 - Commercial

Floorplate Area 13,680 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 15
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 422 ft
Commercial GSF Used 82,080 sf
Commercial GSF Remaining 123,120 sf
Density Used 6.00
Density Remaining 9.00

Podium 2 - Commercial

Floorplate Area 13,680 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 500 ft
Commercial GSF Used 27,360 sf
Commercial GSF Remaining 205,200 sf
Density Used 2.00 FAR
Density Remaining 15.00 FAR

Podium 1 - Retail

Floorplate Area 13,680 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit **585** ft

Overall Building Data

Commercial Stories Achieved **17**
Commercial Top Elevation **235** ft
Height Remaining **350** ft
Density Achieved **17.00** FAR

Bulk Considerations

Building Limiting Factor **Density**
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation **n/a**
Avg. Per-Floor Overbulk Factor **n/a**

Tier 3 - Commercial

Floorplate Area 13,680 sf
Potential Stories (by Height) 26
Potential Stories (by Density) 0
Realized Stories this Section **0**
Section Height 0 ft
Section Top Elevation 235 ft
Height Remaining 350 ft
Commercial GSF Used 0 sf
Commercial GSF Remaining 0 sf
Density Used 0.00
Density Remaining 0.00

Tier 2 - Commercial

Floorplate Area 13,680 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 9
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 350 ft
Commercial GSF Used 123,120 sf
Commercial GSF Remaining 0 sf
Density Used 9.00
Density Remaining 0.00

Tier 1 - Commercial

Floorplate Area 13,680 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 15
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 467 ft
Commercial GSF Used 82,080 sf
Commercial GSF Remaining 123,120 sf
Density Used 6.00
Density Remaining 9.00

Podium 2 - Commercial

Floorplate Area 13,680 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 545 ft
Commercial GSF Used 27,360 sf
Commercial GSF Remaining 205,200 sf
Density Used 2.00 FAR
Density Remaining 15.00 FAR

Podium 1 - Retail

Floorplate Area 13,680 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit **700** ft

Overall Building Data

Commercial Stories Achieved **17**
Commercial Top Elevation **235** ft
Height Remaining **465** ft
Density Achieved **17.00** FAR

Bulk Considerations

Building Limiting Factor **Density**
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation **n/a**
Avg. Per-Floor Overbulk Factor **n/a**

Tier 3 - Commercial

Floorplate Area 13,680 sf
Potential Stories (by Height) 35
Potential Stories (by Density) 0
Realized Stories this Section **0**
Section Height 0 ft
Section Top Elevation 235 ft
Height Remaining 465 ft
Commercial GSF Used 0 sf
Commercial GSF Remaining 0 sf
Density Used 0.00
Density Remaining 0.00

Tier 2 - Commercial

Floorplate Area 13,680 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 9
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 465 ft
Commercial GSF Used 123,120 sf
Commercial GSF Remaining 0 sf
Density Used 9.00
Density Remaining 0.00

Tier 1 - Commercial

Floorplate Area 13,680 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 15
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 582 ft
Commercial GSF Used 82,080 sf
Commercial GSF Remaining 123,120 sf
Density Used 6.00
Density Remaining 9.00

Podium 2 - Commercial

Floorplate Area 13,680 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 660 ft
Commercial GSF Used 27,360 sf
Commercial GSF Remaining 205,200 sf
Density Used 2.00 FAR
Density Remaining 15.00 FAR

Podium 1 - Retail

Floorplate Area 13,680 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit **5,000** ft

Overall Building Data

Commercial Stories Achieved **17**
Commercial Top Elevation **235** ft
Height Remaining **4,765** ft
Density Achieved **17.00** FAR

Bulk Considerations

Building Limiting Factor **Density**
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation **n/a**
Avg. Per-Floor Overbulk Factor **n/a**

Tier 3 - Commercial

Floorplate Area 13,680 sf
Potential Stories (by Height) 366
Potential Stories (by Density) 0
Realized Stories this Section **0**
Section Height 0 ft
Section Top Elevation 235 ft
Height Remaining 4,765 ft
Commercial GSF Used 0 sf
Commercial GSF Remaining 0 sf
Density Used 0.00
Density Remaining 0.00

Tier 2 - Commercial

Floorplate Area 13,680 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 9
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 4,765 ft
Commercial GSF Used 123,120 sf
Commercial GSF Remaining 0 sf
Density Used 9.00
Density Remaining 0.00

Tier 1 - Commercial

Floorplate Area 13,680 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 15
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 4,882 ft
Commercial GSF Used 82,080 sf
Commercial GSF Remaining 123,120 sf
Density Used 6.00
Density Remaining 9.00

Podium 2 - Commercial

Floorplate Area 13,680 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 4,960 ft
Commercial GSF Used 27,360 sf
Commercial GSF Remaining 205,200 sf
Density Used 2.00 FAR
Density Remaining 15.00 FAR

Podium 1 - Retail

Floorplate Area 13,680 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

DOWNTOWN HEIGHT & DENSITY STUDY

Datasheet ID

F1

Massing Type

Simple

Commercial Core
Denny Triangle

Study Area

DOC1
DOC2

Zone

Full
Half
Quarter

Block Size

Parcel and Zoning Parameters

Building Height & Density

Site Area **83,520** sf
Building Footprint 40,000 sf
Site Coverage 48%

Density Limit **10** FAR
Base Commercial GSF 835,200 sf

Upper-Level Divisions

Bottom Elev. - Tier 3 240 ft
Bottom Elev. - Tier 2 125 ft
Bottom Elev. - Tier 1 40 ft

Development Parameters

Baseline Floorplate Areas

Commercial - Tier 3 **20,000** sf
Commercial - Tier 2 **20,000** sf
Commercial - Tier 1 **20,000** sf
Commercial - Podium 2 **40,000** sf
Retail - Podium 1 **40,000** sf

Preferred Space Heights

Commercial Floor-to-Floor Height 13.00 ft
Retail Floor-to-Floor Height 14.00 ft

Notes

Prototype Buildings by Height Limit

Allowable Height Limit **300** ft

Overall Building Data

Commercial Stories Achieved **22**
Commercial Top Elevation **300** ft
Height Remaining **< 1 story**
Density Achieved **5.75** FAR

Bulk Considerations

Building Limiting Factor **Height**
Remaining 'Bulk' GSF 355,200 sf
Per Floor Distribution 16,145 sf
(Distribution / 2) 8,073 sf
Overbulk Calculation **okay**
Avg. Per-Floor Overbulk Factor **1.81**

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 5
Potential Stories (by Density) 22
Realized Stories this Section **5**
Section Height 65 ft
Section Top Elevation 300 ft
Height Remaining 0 ft
Commercial GSF Used 100,000 sf
Commercial GSF Remaining 355,200 sf
Density Used 1.20
Density Remaining 4.25

Tier 2 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 31
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 65 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 455,200 sf
Density Used 2.16
Density Remaining 5.45

Tier 1 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 37
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 182 ft
Commercial GSF Used 120,000 sf
Commercial GSF Remaining 635,200 sf
Density Used 1.44
Density Remaining 7.61

Podium 2 - Commercial

Floorplate Area 40,000 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 260 ft
Commercial GSF Used 80,000 sf
Commercial GSF Remaining 755,200 sf
Density Used 0.96 FAR
Density Remaining 9.04 FAR

Podium 1 - Retail

Floorplate Area 40,000 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit **330** ft

Overall Building Data

Commercial Stories Achieved **24**
Commercial Top Elevation **326** ft
Height Remaining **< 1 story**
Density Achieved **6.23** FAR

Bulk Considerations

Building Limiting Factor **Height**
Remaining 'Bulk' GSF 315,200 sf
Per Floor Distribution 13,133 sf
(Distribution / 2) 6,567 sf
Overbulk Calculation **okay**
Avg. Per-Floor Overbulk Factor **1.66**

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 7
Potential Stories (by Density) 22
Realized Stories this Section **7**
Section Height 91 ft
Section Top Elevation 326 ft
Height Remaining 4 ft
Commercial GSF Used 140,000 sf
Commercial GSF Remaining 315,200 sf
Density Used 1.68
Density Remaining 3.77

Tier 2 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 31
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 95 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 455,200 sf
Density Used 2.16
Density Remaining 5.45

Tier 1 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 37
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 212 ft
Commercial GSF Used 120,000 sf
Commercial GSF Remaining 635,200 sf
Density Used 1.44
Density Remaining 7.61

Podium 2 - Commercial

Floorplate Area 40,000 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 320 ft
Commercial GSF Used 80,000 sf
Commercial GSF Remaining 755,200 sf
Density Used 0.96 FAR
Density Remaining 9.04 FAR

Podium 1 - Retail

Floorplate Area 40,000 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit **360** ft

Overall Building Data

Commercial Stories Achieved **26**
Commercial Top Elevation **352** ft
Height Remaining **< 1 story**
Density Achieved **6.70** FAR

Bulk Considerations

Building Limiting Factor **Height**
Remaining 'Bulk' GSF 275,200 sf
Per Floor Distribution 10,585 sf
(Distribution / 2) 5,292 sf
Overbulk Calculation **okay**
Avg. Per-Floor Overbulk Factor **1.53**

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 22
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 352 ft
Height Remaining 8 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 275,200 sf
Density Used 2.16
Density Remaining 3.30

Tier 2 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 31
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 125 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 455,200 sf
Density Used 2.16
Density Remaining 5.45

Tier 1 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 37
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 242 ft
Commercial GSF Used 120,000 sf
Commercial GSF Remaining 635,200 sf
Density Used 1.44
Density Remaining 7.61

Podium 2 - Commercial

Floorplate Area 40,000 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 560 ft
Commercial GSF Used 80,000 sf
Commercial GSF Remaining 755,200 sf
Density Used 0.96 FAR
Density Remaining 9.04 FAR

Podium 1 - Retail

Floorplate Area 40,000 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit **600** ft

Overall Building Data

Commercial Stories Achieved **39**
Commercial Top Elevation **521** ft
Height Remaining **79** ft
Density Achieved **9.82** FAR

Bulk Considerations

Building Limiting Factor **Density**
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation **n/a**
Avg. Per-Floor Overbulk Factor **n/a**

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 28
Potential Stories (by Density) 22
Realized Stories this Section **22**
Section Height 286 ft
Section Top Elevation 521 ft
Height Remaining 79 ft
Commercial GSF Used 440,000 sf
Commercial GSF Remaining 15,200 sf
Density Used 5.27
Density Remaining 0.18

Tier 2 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 31
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 365 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 455,200 sf
Density Used 2.16
Density Remaining 5.45

Tier 1 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 37
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 482 ft
Commercial GSF Used 120,000 sf
Commercial GSF Remaining 635,200 sf
Density Used 1.44
Density Remaining 7.61

Podium 2 - Commercial

Floorplate Area 40,000 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 960 ft
Commercial GSF Used 80,000 sf
Commercial GSF Remaining 755,200 sf
Density Used 0.96 FAR
Density Remaining 9.04 FAR

Podium 1 - Retail

Floorplate Area 40,000 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit **5,000** ft

Overall Building Data

Commercial Stories Achieved **39**
Commercial Top Elevation **521** ft
Height Remaining **4,479** ft
Density Achieved **9.82** FAR

Bulk Considerations

Building Limiting Factor **Density**
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation **n/a**
Avg. Per-Floor Overbulk Factor **n/a**

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 366
Potential Stories (by Density) 22
Realized Stories this Section **22**
Section Height 286 ft
Section Top Elevation 521 ft
Height Remaining 4,479 ft
Commercial GSF Used 440,000 sf
Commercial GSF Remaining 15,200 sf
Density Used 5.27
Density Remaining 0.18

Tier 2 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 31
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 4,765 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 455,200 sf
Density Used 2.16
Density Remaining 5.45

Tier 1 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 37
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 4,882 ft
Commercial GSF Used 120,000 sf
Commercial GSF Remaining 635,200 sf
Density Used 1.44
Density Remaining 7.61

Podium 2 - Commercial

Floorplate Area 40,000 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 4,960 ft
Commercial GSF Used 80,000 sf
Commercial GSF Remaining 755,200 sf
Density Used 0.96 FAR
Density Remaining 9.04 FAR

Podium 1 - Retail

Floorplate Area 40,000 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

DOWNTOWN HEIGHT & DENSITY STUDY

Datasheet ID

F2

Massing Type

Simple

Commercial Core
Denny Triangle

Study Area

DOC1
DOC2

Zone

Full
Half
Quarter

Block Size

Parcel and Zoning Parameters

Building Height & Density

Site Area **83,520** sf
Building Footprint 40,000 sf
Site Coverage 48%

Density Limit **14** FAR
Base Commercial GSF 1,169,280 sf

Upper-Level Divisions

Bottom Elev. - Tier 3 240 ft
Bottom Elev. - Tier 2 125 ft
Bottom Elev. - Tier 1 40 ft

Development Parameters

Baseline Floorplate Areas

Commercial - Tier 3 **20,000** sf
Commercial - Tier 2 **20,000** sf
Commercial - Tier 1 **20,000** sf
Commercial - Podium 2 **40,000** sf
Retail - Podium 1 **40,000** sf

Preferred Space Heights

Commercial Floor-to-Floor Height 13.00 ft
Retail Floor-to-Floor Height 14.00 ft

Notes

Prototype Buildings by Height Limit

Allowable Height Limit **300** ft

Overall Building Data

Commercial Stories Achieved **22**
Commercial Top Elevation **300** ft
Height Remaining **< 1 story**
Density Achieved **5.75** FAR

Bulk Considerations

Building Limiting Factor **Height**
Remaining 'Bulk' GSF 689,280 sf
Per Floor Distribution 31,331 sf
(Distribution / 2) 15,665 sf
Overbulk Calculation **overbulk**
Avg. Per-Floor Overbulk Factor **2.57**

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 5
Potential Stories (by Density) 39
Realized Stories this Section **5**
Section Height 65 ft
Section Top Elevation 300 ft
Height Remaining 0 ft
Commercial GSF Used 100,000 sf
Commercial GSF Remaining 689,280 sf
Density Used 1.20
Density Remaining 8.25

Tier 2 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 48
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 65 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 789,280 sf
Density Used 2.16
Density Remaining 9.45

Tier 1 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 54
Realized Stories this Section **6**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 182 ft
Commercial GSF Used 120,000 sf
Commercial GSF Remaining 969,280 sf
Density Used 1.44
Density Remaining 11.61

Podium 2 - Commercial

Floorplate Area 40,000 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 260 ft
Commercial GSF Used 80,000 sf
Commercial GSF Remaining 1,089,280 sf
Density Used 0.96 FAR
Density Remaining 13.04 FAR

Podium 1 - Retail

Floorplate Area 40,000 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit **330** ft

Overall Building Data

Commercial Stories Achieved **24**
Commercial Top Elevation **326** ft
Height Remaining **< 1 story**
Density Achieved **6.23** FAR

Bulk Considerations

Building Limiting Factor **Height**
Remaining 'Bulk' GSF 649,280 sf
Per Floor Distribution 27,053 sf
(Distribution / 2) 13,527 sf
Overbulk Calculation **okay**
Avg. Per-Floor Overbulk Factor **2.35**

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 7
Potential Stories (by Density) 39
Realized Stories this Section **7**
Section Height 91 ft
Section Top Elevation 326 ft
Height Remaining 4 ft
Commercial GSF Used 140,000 sf
Commercial GSF Remaining 649,280 sf
Density Used 1.68
Density Remaining 7.77

Tier 2 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 48
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 95 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 789,280 sf
Density Used 2.16
Density Remaining 9.45

Tier 1 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 54
Realized Stories this Section **6**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 212 ft
Commercial GSF Used 120,000 sf
Commercial GSF Remaining 969,280 sf
Density Used 1.44
Density Remaining 11.61

Podium 2 - Commercial

Floorplate Area 40,000 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 320 ft
Commercial GSF Used 80,000 sf
Commercial GSF Remaining 1,089,280 sf
Density Used 0.96 FAR
Density Remaining 13.04 FAR

Podium 1 - Retail

Floorplate Area 40,000 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit **360** ft

Overall Building Data

Commercial Stories Achieved **26**
Commercial Top Elevation **352** ft
Height Remaining **< 1 story**
Density Achieved **6.70** FAR

Bulk Considerations

Building Limiting Factor **Height**
Remaining 'Bulk' GSF 609,280 sf
Per Floor Distribution 23,434 sf
(Distribution / 2) 11,717 sf
Overbulk Calculation **okay**
Avg. Per-Floor Overbulk Factor **2.17**

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 39
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 352 ft
Height Remaining 8 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 609,280 sf
Density Used 2.16
Density Remaining 7.30

Tier 2 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 48
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 125 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 789,280 sf
Density Used 2.16
Density Remaining 9.45

Tier 1 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 54
Realized Stories this Section **6**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 242 ft
Commercial GSF Used 120,000 sf
Commercial GSF Remaining 969,280 sf
Density Used 1.44
Density Remaining 11.61

Podium 2 - Commercial

Floorplate Area 40,000 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 560 ft
Commercial GSF Used 80,000 sf
Commercial GSF Remaining 1,089,280 sf
Density Used 0.96 FAR
Density Remaining 13.04 FAR

Podium 1 - Retail

Floorplate Area 40,000 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit **600** ft

Overall Building Data

Commercial Stories Achieved **45**
Commercial Top Elevation **599** ft
Height Remaining **< 1 story**
Density Achieved **11.25** FAR

Bulk Considerations

Building Limiting Factor **Height**
Remaining 'Bulk' GSF 229,280 sf
Per Floor Distribution 5,095 sf
(Distribution / 2) 2,548 sf
Overbulk Calculation **okay**
Avg. Per-Floor Overbulk Factor **1.25**

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 28
Potential Stories (by Density) 39
Realized Stories this Section **28**
Section Height 364 ft
Section Top Elevation 599 ft
Height Remaining 1 ft
Commercial GSF Used 560,000 sf
Commercial GSF Remaining 229,280 sf
Density Used 6.70
Density Remaining 2.75

Tier 2 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 48
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 365 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 789,280 sf
Density Used 2.16
Density Remaining 9.45

Tier 1 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 54
Realized Stories this Section **6**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 482 ft
Commercial GSF Used 120,000 sf
Commercial GSF Remaining 969,280 sf
Density Used 1.44
Density Remaining 11.61

Podium 2 - Commercial

Floorplate Area 40,000 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 4,960 ft
Commercial GSF Used 80,000 sf
Commercial GSF Remaining 1,089,280 sf
Density Used 0.96 FAR
Density Remaining 13.04 FAR

Podium 1 - Retail

Floorplate Area 40,000 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit **5,000** ft

Overall Building Data

Commercial Stories Achieved **56**
Commercial Top Elevation **742** ft
Height Remaining **4,258** ft
Density Achieved **13.89** FAR

Bulk Considerations

Building Limiting Factor **Density**
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation **n/a**
Avg. Per-Floor Overbulk Factor **n/a**

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 366
Potential Stories (by Density) 39
Realized Stories this Section **39**
Section Height 507 ft
Section Top Elevation 742 ft
Height Remaining 4,258 ft
Commercial GSF Used 780,000 sf
Commercial GSF Remaining 9,280 sf
Density Used 9.34
Density Remaining 0.11

Tier 2 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 48
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 4,765 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 789,280 sf
Density Used 2.16
Density Remaining 9.45

Tier 1 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 54
Realized Stories this Section **6**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 4,882 ft
Commercial GSF Used 120,000 sf
Commercial GSF Remaining 969,280 sf
Density Used 1.44
Density Remaining 11.61

Podium 2 - Commercial

Floorplate Area 40,000 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 4,960 ft
Commercial GSF Used 80,000 sf
Commercial GSF Remaining 1,089,280 sf
Density Used 0.96 FAR
Density Remaining 13.04 FAR

Podium 1 - Retail

Floorplate Area 40,000 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

DOWNTOWN HEIGHT & DENSITY STUDY

Datasheet ID

G1

Massing Type

Layer

Commercial Core
Denny Triangle

Study Area

DOC1

DOC2

Zone

Full

Half

Quarter

Block Size

Parcel and Zoning Parameters

Building Height & Density

Site Area **83,520** sf
Building Footprint 40,000 sf
Site Coverage 48%

Density Limit **10** FAR
Base Commercial GSF 835,200 sf

Upper-Level Divisions

Bottom Elev. - Tier 3 240 ft
Bottom Elev. - Tier 2 125 ft
Bottom Elev. - Tier 1 40 ft

Development Parameters

Baseline Floorplate Areas

Commercial - Tier 3 **20,000** sf
Commercial - Tier 2 **25,000** sf
Commercial - Tier 1 **30,000** sf
Commercial - Podium 2 **40,000** sf
Retail - Podium 1 **40,000** sf

Preferred Space Heights

Commercial Floor-to-Floor Height 13.00 ft
Retail Floor-to-Floor Height 14.00 ft

Notes

Prototype Buildings by Height Limit

Allowable Height Limit **300** ft

Overall Building Data

Commercial Stories Achieved **22**
Commercial Top Elevation **300** ft
Height Remaining **< 1 story**
Density Achieved **7.00** FAR

Bulk Considerations

Building Limiting Factor **Height**
Remaining 'Bulk' GSF 250,200 sf
Per Floor Distribution 11,373 sf
(Distribution / 2) 5,686 sf
Overbulk Calculation **okay**
Avg. Per-Floor Overbulk Factor **1.51**

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 5
Potential Stories (by Density) 17
Realized Stories this Section **5**
Section Height 65 ft
Section Top Elevation 300 ft
Height Remaining 0 ft
Commercial GSF Used 100,000 sf
Commercial GSF Remaining 250,200 sf
Density Used 1.20
Density Remaining 3.00

Tier 2 - Commercial

Floorplate Area 25,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 23
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 65 ft
Commercial GSF Used 225,000 sf
Commercial GSF Remaining 350,200 sf
Density Used 2.69
Density Remaining 4.19

Tier 1 - Commercial

Floorplate Area 30,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 25
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 182 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 575,200 sf
Density Used 2.16
Density Remaining 6.89

Podium 2 - Commercial

Floorplate Area 40,000 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 260 ft
Commercial GSF Used 80,000 sf
Commercial GSF Remaining 755,200 sf
Density Used 0.96 FAR
Density Remaining 9.04 FAR

Podium 1 - Retail

Floorplate Area 40,000 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit **330** ft

Overall Building Data

Commercial Stories Achieved **24**
Commercial Top Elevation **326** ft
Height Remaining **< 1 story**
Density Achieved **7.48** FAR

Bulk Considerations

Building Limiting Factor **Height**
Remaining 'Bulk' GSF 210,200 sf
Per Floor Distribution 8,758 sf
(Distribution / 2) 4,379 sf
Overbulk Calculation **okay**
Avg. Per-Floor Overbulk Factor **1.39**

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 7
Potential Stories (by Density) 17
Realized Stories this Section **7**
Section Height 91 ft
Section Top Elevation 326 ft
Height Remaining 4 ft
Commercial GSF Used 140,000 sf
Commercial GSF Remaining 210,200 sf
Density Used 1.68
Density Remaining 2.52

Tier 2 - Commercial

Floorplate Area 25,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 23
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 95 ft
Commercial GSF Used 225,000 sf
Commercial GSF Remaining 350,200 sf
Density Used 2.69
Density Remaining 4.19

Tier 1 - Commercial

Floorplate Area 30,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 25
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 212 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 575,200 sf
Density Used 2.16
Density Remaining 6.89

Podium 2 - Commercial

Floorplate Area 40,000 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 320 ft
Commercial GSF Used 80,000 sf
Commercial GSF Remaining 755,200 sf
Density Used 0.96 FAR
Density Remaining 9.04 FAR

Podium 1 - Retail

Floorplate Area 40,000 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit **360** ft

Overall Building Data

Commercial Stories Achieved **26**
Commercial Top Elevation **352** ft
Height Remaining **< 1 story**
Density Achieved **7.96** FAR

Bulk Considerations

Building Limiting Factor **Height**
Remaining 'Bulk' GSF 170,200 sf
Per Floor Distribution 6,546 sf
(Distribution / 2) 3,273 sf
Overbulk Calculation **okay**
Avg. Per-Floor Overbulk Factor **1.29**

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 17
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 352 ft
Height Remaining 8 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 170,200 sf
Density Used 2.16
Density Remaining 2.04

Tier 2 - Commercial

Floorplate Area 25,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 23
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 125 ft
Commercial GSF Used 225,000 sf
Commercial GSF Remaining 350,200 sf
Density Used 2.69
Density Remaining 4.19

Tier 1 - Commercial

Floorplate Area 30,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 25
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 242 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 575,200 sf
Density Used 2.16
Density Remaining 6.89

Podium 2 - Commercial

Floorplate Area 40,000 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 560 ft
Commercial GSF Used 80,000 sf
Commercial GSF Remaining 755,200 sf
Density Used 0.96 FAR
Density Remaining 9.04 FAR

Podium 1 - Retail

Floorplate Area 40,000 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit **600** ft

Overall Building Data

Commercial Stories Achieved **34**
Commercial Top Elevation **456** ft
Height Remaining **144** ft
Density Achieved **9.88** FAR

Bulk Considerations

Building Limiting Factor **Density**
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation **n/a**
Avg. Per-Floor Overbulk Factor **n/a**

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 28
Potential Stories (by Density) 17
Realized Stories this Section **17**
Section Height 221 ft
Section Top Elevation 456 ft
Height Remaining 144 ft
Commercial GSF Used 340,000 sf
Commercial GSF Remaining 10,200 sf
Density Used 4.07
Density Remaining 0.12

Tier 2 - Commercial

Floorplate Area 25,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 23
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 365 ft
Commercial GSF Used 225,000 sf
Commercial GSF Remaining 350,200 sf
Density Used 2.69
Density Remaining 4.19

Tier 1 - Commercial

Floorplate Area 30,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 25
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 482 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 575,200 sf
Density Used 2.16
Density Remaining 6.89

Podium 2 - Commercial

Floorplate Area 40,000 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 4,960 ft
Commercial GSF Used 80,000 sf
Commercial GSF Remaining 755,200 sf
Density Used 0.96 FAR
Density Remaining 9.04 FAR

Podium 1 - Retail

Floorplate Area 40,000 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit **5,000** ft

Overall Building Data

Commercial Stories Achieved **34**
Commercial Top Elevation **456** ft
Height Remaining **4,544** ft
Density Achieved **9.88** FAR

Bulk Considerations

Building Limiting Factor **Density**
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation **n/a**
Avg. Per-Floor Overbulk Factor **n/a**

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 366
Potential Stories (by Density) 17
Realized Stories this Section **17**
Section Height 221 ft
Section Top Elevation 456 ft
Height Remaining 4,544 ft
Commercial GSF Used 340,000 sf
Commercial GSF Remaining 10,200 sf
Density Used 4.07
Density Remaining 0.12

Tier 2 - Commercial

Floorplate Area 25,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 23
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 4,765 ft
Commercial GSF Used 225,000 sf
Commercial GSF Remaining 350,200 sf
Density Used 2.69
Density Remaining 4.19

Tier 1 - Commercial

Floorplate Area 30,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 25
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 4,882 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 575,200 sf
Density Used 2.16
Density Remaining 6.89

Podium 2 - Commercial

Floorplate Area 40,000 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 4,960 ft
Commercial GSF Used 80,000 sf
Commercial GSF Remaining 755,200 sf
Density Used 0.96 FAR
Density Remaining 9.04 FAR

Podium 1 - Retail

Floorplate Area 40,000 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

DOWNTOWN HEIGHT & DENSITY STUDY

Datasheet ID

G2

Massing Type

Layer

Commercial Core
Denny Triangle

Study Area

DOC1
DOC2

Zone

Full
Half
Quarter

Block Size

Parcel and Zoning Parameters

Building Height & Density

Site Area **83,520** sf
Building Footprint 40,000 sf
Site Coverage 48%

Density Limit **14** FAR
Base Commercial GSF 1,169,280 sf

Upper-Level Divisions

Bottom Elev. - Tier 3 240 ft
Bottom Elev. - Tier 2 125 ft
Bottom Elev. - Tier 1 40 ft

Development Parameters

Baseline Floorplate Areas

Commercial - Tier 3 **20,000** sf
Commercial - Tier 2 **25,000** sf
Commercial - Tier 1 **30,000** sf
Commercial - Podium 2 **40,000** sf
Retail - Podium 1 **40,000** sf

Preferred Space Heights

Commercial Floor-to-Floor Height 13.00 ft
Retail Floor-to-Floor Height 14.00 ft

Notes

Prototype Buildings by Height Limit

Allowable Height Limit **300** ft

Overall Building Data

Commercial Stories Achieved **22**
Commercial Top Elevation **300** ft
Height Remaining **< 1 story**
Density Achieved **7.00** FAR

Bulk Considerations

Building Limiting Factor **Height**
Remaining 'Bulk' GSF 584,280 sf
Per Floor Distribution 26,558 sf
(Distribution / 2) 13,279 sf
Overbulk Calculation **overbulk**
Avg. Per-Floor Overbulk Factor **2.18**

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 5
Potential Stories (by Density) 34
Realized Stories this Section **5**
Section Height 65 ft
Section Top Elevation 300 ft
Height Remaining 0 ft
Commercial GSF Used 100,000 sf
Commercial GSF Remaining 584,280 sf
Density Used 1.20
Density Remaining 7.00

Tier 2 - Commercial

Floorplate Area 25,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 36
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 65 ft
Commercial GSF Used 225,000 sf
Commercial GSF Remaining 684,280 sf
Density Used 2.69
Density Remaining 8.19

Tier 1 - Commercial

Floorplate Area 30,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 36
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 182 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 909,280 sf
Density Used 2.16
Density Remaining 10.89

Podium 2 - Commercial

Floorplate Area 40,000 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 260 ft
Commercial GSF Used 80,000 sf
Commercial GSF Remaining 1,089,280 sf
Density Used 0.96 FAR
Density Remaining 13.04 FAR

Podium 1 - Retail

Floorplate Area 40,000 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit **330** ft

Overall Building Data

Commercial Stories Achieved **24**
Commercial Top Elevation **326** ft
Height Remaining **< 1 story**
Density Achieved **7.48** FAR

Bulk Considerations

Building Limiting Factor **Height**
Remaining 'Bulk' GSF 544,280 sf
Per Floor Distribution 22,678 sf
(Distribution / 2) 11,339 sf
Overbulk Calculation **okay**
Avg. Per-Floor Overbulk Factor **2.01**

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 7
Potential Stories (by Density) 34
Realized Stories this Section **7**
Section Height 91 ft
Section Top Elevation 326 ft
Height Remaining 4 ft
Commercial GSF Used 140,000 sf
Commercial GSF Remaining 544,280 sf
Density Used 1.68
Density Remaining 6.52

Tier 2 - Commercial

Floorplate Area 25,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 36
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 95 ft
Commercial GSF Used 225,000 sf
Commercial GSF Remaining 684,280 sf
Density Used 2.69
Density Remaining 8.19

Tier 1 - Commercial

Floorplate Area 30,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 36
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 212 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 909,280 sf
Density Used 2.16
Density Remaining 10.89

Podium 2 - Commercial

Floorplate Area 40,000 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 320 ft
Commercial GSF Used 80,000 sf
Commercial GSF Remaining 1,089,280 sf
Density Used 0.96 FAR
Density Remaining 13.04 FAR

Podium 1 - Retail

Floorplate Area 40,000 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit **360** ft

Overall Building Data

Commercial Stories Achieved **26**
Commercial Top Elevation **352** ft
Height Remaining **< 1 story**
Density Achieved **7.96** FAR

Bulk Considerations

Building Limiting Factor **Height**
Remaining 'Bulk' GSF 504,280 sf
Per Floor Distribution 19,395 sf
(Distribution / 2) 9,698 sf
Overbulk Calculation **okay**
Avg. Per-Floor Overbulk Factor **1.86**

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 34
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 352 ft
Height Remaining 8 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 504,280 sf
Density Used 2.16
Density Remaining 6.04

Tier 2 - Commercial

Floorplate Area 25,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 36
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 125 ft
Commercial GSF Used 225,000 sf
Commercial GSF Remaining 684,280 sf
Density Used 2.69
Density Remaining 8.19

Tier 1 - Commercial

Floorplate Area 30,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 36
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 242 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 909,280 sf
Density Used 2.16
Density Remaining 10.89

Podium 2 - Commercial

Floorplate Area 40,000 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 560 ft
Commercial GSF Used 80,000 sf
Commercial GSF Remaining 1,089,280 sf
Density Used 0.96 FAR
Density Remaining 13.04 FAR

Podium 1 - Retail

Floorplate Area 40,000 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit **600** ft

Overall Building Data

Commercial Stories Achieved **45**
Commercial Top Elevation **599** ft
Height Remaining **< 1 story**
Density Achieved **12.51** FAR

Bulk Considerations

Building Limiting Factor **Height**
Remaining 'Bulk' GSF 124,280 sf
Per Floor Distribution 2,762 sf
(Distribution / 2) 1,381 sf
Overbulk Calculation **okay**
Avg. Per-Floor Overbulk Factor **1.12**

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 28
Potential Stories (by Density) 34
Realized Stories this Section **28**
Section Height 364 ft
Section Top Elevation 599 ft
Height Remaining 1 ft
Commercial GSF Used 560,000 sf
Commercial GSF Remaining 124,280 sf
Density Used 6.70
Density Remaining 1.49

Tier 2 - Commercial

Floorplate Area 25,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 36
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 365 ft
Commercial GSF Used 225,000 sf
Commercial GSF Remaining 684,280 sf
Density Used 2.69
Density Remaining 8.19

Tier 1 - Commercial

Floorplate Area 30,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 36
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 482 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 909,280 sf
Density Used 2.16
Density Remaining 10.89

Podium 2 - Commercial

Floorplate Area 40,000 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 4,960 ft
Commercial GSF Used 80,000 sf
Commercial GSF Remaining 1,089,280 sf
Density Used 0.96 FAR
Density Remaining 13.04 FAR

Podium 1 - Retail

Floorplate Area 40,000 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit **5,000** ft

Overall Building Data

Commercial Stories Achieved **51**
Commercial Top Elevation **677** ft
Height Remaining **4,323** ft
Density Achieved **13.95** FAR

Bulk Considerations

Building Limiting Factor **Density**
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation **n/a**
Avg. Per-Floor Overbulk Factor **n/a**

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 366
Potential Stories (by Density) 34
Realized Stories this Section **34**
Section Height 442 ft
Section Top Elevation 677 ft
Height Remaining 4,323 ft
Commercial GSF Used 680,000 sf
Commercial GSF Remaining 4,280 sf
Density Used 8.14
Density Remaining 0.05

Tier 2 - Commercial

Floorplate Area 25,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 36
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 4,765 ft
Commercial GSF Used 225,000 sf
Commercial GSF Remaining 684,280 sf
Density Used 2.69
Density Remaining 8.19

Tier 1 - Commercial

Floorplate Area 30,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 36
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 4,882 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 909,280 sf
Density Used 2.16
Density Remaining 10.89

Podium 2 - Commercial

Floorplate Area 40,000 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 4,960 ft
Commercial GSF Used 80,000 sf
Commercial GSF Remaining 1,089,280 sf
Density Used 0.96 FAR
Density Remaining 13.04 FAR

Podium 1 - Retail

Floorplate Area 40,000 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

DOWNTOWN HEIGHT & DENSITY STUDY

Datasheet ID

H1

Massing Type

Two
Towers

Commercial Core
Denny Triangle

Study Area

DOC1
DOC2

Zone

Full
Half
Quarter

Block Size

Parcel and Zoning Parameters

Building Height & Density

Site Area 83,520 sf
Building Footprint 40,000 sf
Site Coverage 48%

Density Limit 10 FAR
Base Commercial GSF 835,200 sf

Upper-Level Divisions

Bottom Elev. - Tier 3 240 ft
Bottom Elev. - Tier 2 125 ft
Bottom Elev. - Tier 1 40 ft

Development Parameters

Baseline Floorplate Areas

Commercial - Tier 3 35,000 sf
Commercial - Tier 2 35,000 sf
Commercial - Tier 1 35,000 sf
Commercial - Podium 2 40,000 sf
Retail - Podium 1 40,000 sf

Preferred Space Heights

Commercial Floor-to-Floor Height 13.00 ft
Retail Floor-to-Floor Height 14.00 ft

Notes

Prototype Buildings by Height Limit

Allowable Height Limit 300 ft

Overall Building Data

Commercial Stories Achieved 22
Commercial Top Elevation 300 ft
Height Remaining < 1 story
Density Achieved 9.34 FAR

Bulk Considerations

Building Limiting Factor Height
Remaining 'Bulk' GSF 55,200 sf
Per Floor Distribution 2,509 sf
(Distribution / 2) 1,255 sf
Overbulk Calculation okay
Avg. Per-Floor Overbulk Factor 1.07

Tier 3 - Commercial

Floorplate Area 35,000 sf
Potential Stories (by Height) 5
Potential Stories (by Density) 6
Realized Stories this Section 5
Section Height 65 ft
Section Top Elevation 300 ft
Height Remaining 0 ft
Commercial GSF Used 175,000 sf
Commercial GSF Remaining 20,200 sf
Density Used 2.10
Density Remaining 0.66

Tier 2 - Commercial

Floorplate Area 35,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 15
Realized Stories this Section 9
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 65 ft
Commercial GSF Used 315,000 sf
Commercial GSF Remaining 230,200 sf
Density Used 3.77
Density Remaining 2.76

Tier 1 - Commercial

Floorplate Area 35,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 21
Realized Stories this Section 4
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 182 ft
Commercial GSF Used 210,000 sf
Commercial GSF Remaining 545,200 sf
Density Used 2.51
Density Remaining 6.53

Podium 2 - Commercial

Floorplate Area 40,000 sf
Stories 2
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 260 ft
Commercial GSF Used 80,000 sf
Commercial GSF Remaining 755,200 sf
Density Used 0.96 FAR
Density Remaining 9.04 FAR

Podium 1 - Retail

Floorplate Area 40,000 sf
Stories 1
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit 330 ft

Overall Building Data

Commercial Stories Achieved 23
Commercial Top Elevation 313 ft
Height Remaining 17 ft
Density Achieved 9.76 FAR

Bulk Considerations

Building Limiting Factor Density
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation n/a
Avg. Per-Floor Overbulk Factor n/a

Tier 3 - Commercial

Floorplate Area 35,000 sf
Potential Stories (by Height) 7
Potential Stories (by Density) 6
Realized Stories this Section 4
Section Height 78 ft
Section Top Elevation 313 ft
Height Remaining 17 ft
Commercial GSF Used 210,000 sf
Commercial GSF Remaining 20,200 sf
Density Used 2.51
Density Remaining 0.24

Tier 2 - Commercial

Floorplate Area 35,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 15
Realized Stories this Section 9
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 95 ft
Commercial GSF Used 315,000 sf
Commercial GSF Remaining 230,200 sf
Density Used 3.77
Density Remaining 2.76

Tier 1 - Commercial

Floorplate Area 35,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 21
Realized Stories this Section 4
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 212 ft
Commercial GSF Used 210,000 sf
Commercial GSF Remaining 545,200 sf
Density Used 2.51
Density Remaining 6.53

Podium 2 - Commercial

Floorplate Area 40,000 sf
Stories 2
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 320 ft
Commercial GSF Used 80,000 sf
Commercial GSF Remaining 755,200 sf
Density Used 0.96 FAR
Density Remaining 9.04 FAR

Podium 1 - Retail

Floorplate Area 40,000 sf
Stories 1
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit 360 ft

Overall Building Data

Commercial Stories Achieved 23
Commercial Top Elevation 313 ft
Height Remaining 47 ft
Density Achieved 9.76 FAR

Bulk Considerations

Building Limiting Factor Density
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation n/a
Avg. Per-Floor Overbulk Factor n/a

Tier 3 - Commercial

Floorplate Area 35,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 6
Realized Stories this Section 6
Section Height 78 ft
Section Top Elevation 313 ft
Height Remaining 47 ft
Commercial GSF Used 210,000 sf
Commercial GSF Remaining 20,200 sf
Density Used 2.51
Density Remaining 0.24

Tier 2 - Commercial

Floorplate Area 35,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 15
Realized Stories this Section 9
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 125 ft
Commercial GSF Used 315,000 sf
Commercial GSF Remaining 230,200 sf
Density Used 3.77
Density Remaining 2.76

Tier 1 - Commercial

Floorplate Area 35,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 21
Realized Stories this Section 4
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 242 ft
Commercial GSF Used 210,000 sf
Commercial GSF Remaining 545,200 sf
Density Used 2.51
Density Remaining 6.53

Podium 2 - Commercial

Floorplate Area 40,000 sf
Stories 2
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 560 ft
Commercial GSF Used 80,000 sf
Commercial GSF Remaining 755,200 sf
Density Used 0.96 FAR
Density Remaining 9.04 FAR

Podium 1 - Retail

Floorplate Area 40,000 sf
Stories 1
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit 600 ft

Overall Building Data

Commercial Stories Achieved 23
Commercial Top Elevation 313 ft
Height Remaining 287 ft
Density Achieved 9.76 FAR

Bulk Considerations

Building Limiting Factor Density
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation n/a
Avg. Per-Floor Overbulk Factor n/a

Tier 3 - Commercial

Floorplate Area 35,000 sf
Potential Stories (by Height) 28
Potential Stories (by Density) 6
Realized Stories this Section 6
Section Height 78 ft
Section Top Elevation 313 ft
Height Remaining 287 ft
Commercial GSF Used 210,000 sf
Commercial GSF Remaining 20,200 sf
Density Used 2.51
Density Remaining 0.24

Tier 2 - Commercial

Floorplate Area 35,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 15
Realized Stories this Section 9
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 365 ft
Commercial GSF Used 315,000 sf
Commercial GSF Remaining 230,200 sf
Density Used 3.77
Density Remaining 2.76

Tier 1 - Commercial

Floorplate Area 35,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 21
Realized Stories this Section 4
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 482 ft
Commercial GSF Used 210,000 sf
Commercial GSF Remaining 545,200 sf
Density Used 2.51
Density Remaining 6.53

Podium 2 - Commercial

Floorplate Area 40,000 sf
Stories 2
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 960 ft
Commercial GSF Used 80,000 sf
Commercial GSF Remaining 755,200 sf
Density Used 0.96 FAR
Density Remaining 9.04 FAR

Podium 1 - Retail

Floorplate Area 40,000 sf
Stories 1
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit 5,000 ft

Overall Building Data

Commercial Stories Achieved 23
Commercial Top Elevation 313 ft
Height Remaining 4,687 ft
Density Achieved 9.76 FAR

Bulk Considerations

Building Limiting Factor Density
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation n/a
Avg. Per-Floor Overbulk Factor n/a

Tier 3 - Commercial

Floorplate Area 35,000 sf
Potential Stories (by Height) 366
Potential Stories (by Density) 6
Realized Stories this Section 4
Section Height 78 ft
Section Top Elevation 313 ft
Height Remaining 4,687 ft
Commercial GSF Used 210,000 sf
Commercial GSF Remaining 20,200 sf
Density Used 2.51
Density Remaining 0.24

Tier 2 - Commercial

Floorplate Area 35,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 15
Realized Stories this Section 9
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 4,765 ft
Commercial GSF Used 315,000 sf
Commercial GSF Remaining 230,200 sf
Density Used 3.77
Density Remaining 2.76

Tier 1 - Commercial

Floorplate Area 35,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 21
Realized Stories this Section 4
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 4,882 ft
Commercial GSF Used 210,000 sf
Commercial GSF Remaining 545,200 sf
Density Used 2.51
Density Remaining 6.53

Podium 2 - Commercial

Floorplate Area 40,000 sf
Stories 2
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 4,960 ft
Commercial GSF Used 80,000 sf
Commercial GSF Remaining 755,200 sf
Density Used 0.96 FAR
Density Remaining 9.04 FAR

Podium 1 - Retail

Floorplate Area 40,000 sf
Stories 1
Section Height 14 ft
Top Elevation 14 ft

DOWNTOWN HEIGHT & DENSITY STUDY

Datasheet ID

H2

Massing Type

Two
Towers

Commercial Core
Denny Triangle

Study Area

DOC1
DOC2

Zone

Full
Half
Quarter

Block Size

Parcel and Zoning Parameters

Building Height & Density

Site Area **83,520** sf
Building Footprint 40,000 sf
Site Coverage 48%

Density Limit **14** FAR
Base Commercial GSF 1,169,280 sf

Upper-Level Divisions

Bottom Elev. - Tier 3 240 ft
Bottom Elev. - Tier 2 125 ft
Bottom Elev. - Tier 1 40 ft

Development Parameters

Baseline Floorplate Areas

Commercial - Tier 3 **35,000** sf
Commercial - Tier 2 **35,000** sf
Commercial - Tier 1 **35,000** sf
Commercial - Podium 2 **40,000** sf
Retail - Podium 1 **40,000** sf

Preferred Space Heights

Commercial Floor-to-Floor Height 13.00 ft
Retail Floor-to-Floor Height 14.00 ft

Notes

Prototype Buildings by Height Limit

Allowable Height Limit **300** ft

Overall Building Data

Commercial Stories Achieved **22**
Commercial Top Elevation **300** ft
Height Remaining **< 1 story**
Density Achieved **9.34** FAR

Bulk Considerations

Building Limiting Factor **Height**
Remaining 'Bulk' GSF 389,280 sf
Per Floor Distribution 17,695 sf
(Distribution / 2) 8,847 sf
Overbulk Calculation **overbulk**
Avg. Per-Floor Overbulk Factor **1.51**

Tier 3 - Commercial

Floorplate Area 35,000 sf
Potential Stories (by Height) 5
Potential Stories (by Density) 16
Realized Stories this Section **5**
Section Height 65 ft
Section Top Elevation 300 ft
Height Remaining 0 ft
Commercial GSF Used 175,000 sf
Commercial GSF Remaining 389,280 sf
Density Used 2.10
Density Remaining 4.66

Tier 2 - Commercial

Floorplate Area 35,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 25
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 65 ft
Commercial GSF Used 315,000 sf
Commercial GSF Remaining 564,280 sf
Density Used 3.77
Density Remaining 6.76

Tier 1 - Commercial

Floorplate Area 35,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 31
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 182 ft
Commercial GSF Used 210,000 sf
Commercial GSF Remaining 879,280 sf
Density Used 2.51
Density Remaining 10.53

Podium 2 - Commercial

Floorplate Area 40,000 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 260 ft
Commercial GSF Used 80,000 sf
Commercial GSF Remaining 1,089,280 sf
Density Used 0.96 FAR
Density Remaining 13.04 FAR

Podium 1 - Retail

Floorplate Area 40,000 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit **330** ft

Overall Building Data

Commercial Stories Achieved **24**
Commercial Top Elevation **326** ft
Height Remaining **< 1 story**
Density Achieved **10.18** FAR

Bulk Considerations

Building Limiting Factor **Height**
Remaining 'Bulk' GSF 319,280 sf
Per Floor Distribution 13,303 sf
(Distribution / 2) 6,652 sf
Overbulk Calculation **okay**
Avg. Per-Floor Overbulk Factor **1.38**

Tier 3 - Commercial

Floorplate Area 35,000 sf
Potential Stories (by Height) 7
Potential Stories (by Density) 16
Realized Stories this Section **7**
Section Height 91 ft
Section Top Elevation 326 ft
Height Remaining 4 ft
Commercial GSF Used 245,000 sf
Commercial GSF Remaining 319,280 sf
Density Used 2.93
Density Remaining 3.82

Tier 2 - Commercial

Floorplate Area 35,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 25
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 95 ft
Commercial GSF Used 315,000 sf
Commercial GSF Remaining 564,280 sf
Density Used 3.77
Density Remaining 6.76

Tier 1 - Commercial

Floorplate Area 35,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 31
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 212 ft
Commercial GSF Used 210,000 sf
Commercial GSF Remaining 879,280 sf
Density Used 2.51
Density Remaining 10.53

Podium 2 - Commercial

Floorplate Area 40,000 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 320 ft
Commercial GSF Used 80,000 sf
Commercial GSF Remaining 1,089,280 sf
Density Used 0.96 FAR
Density Remaining 13.04 FAR

Podium 1 - Retail

Floorplate Area 40,000 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit **360** ft

Overall Building Data

Commercial Stories Achieved **26**
Commercial Top Elevation **352** ft
Height Remaining **< 1 story**
Density Achieved **11.02** FAR

Bulk Considerations

Building Limiting Factor **Height**
Remaining 'Bulk' GSF 249,280 sf
Per Floor Distribution 9,588 sf
(Distribution / 2) 4,794 sf
Overbulk Calculation **okay**
Avg. Per-Floor Overbulk Factor **1.27**

Tier 3 - Commercial

Floorplate Area 35,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 16
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 352 ft
Height Remaining 8 ft
Commercial GSF Used 315,000 sf
Commercial GSF Remaining 249,280 sf
Density Used 3.77
Density Remaining 2.98

Tier 2 - Commercial

Floorplate Area 35,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 25
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 125 ft
Commercial GSF Used 315,000 sf
Commercial GSF Remaining 564,280 sf
Density Used 3.77
Density Remaining 6.76

Tier 1 - Commercial

Floorplate Area 35,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 31
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 242 ft
Commercial GSF Used 210,000 sf
Commercial GSF Remaining 879,280 sf
Density Used 2.51
Density Remaining 10.53

Podium 2 - Commercial

Floorplate Area 40,000 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 560 ft
Commercial GSF Used 80,000 sf
Commercial GSF Remaining 1,089,280 sf
Density Used 0.96 FAR
Density Remaining 13.04 FAR

Podium 1 - Retail

Floorplate Area 40,000 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit **600** ft

Overall Building Data

Commercial Stories Achieved **33**
Commercial Top Elevation **443** ft
Height Remaining **157** ft
Density Achieved **13.95** FAR

Bulk Considerations

Building Limiting Factor **Density**
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation **n/a**
Avg. Per-Floor Overbulk Factor **n/a**

Tier 3 - Commercial

Floorplate Area 35,000 sf
Potential Stories (by Height) 28
Potential Stories (by Density) 16
Realized Stories this Section **16**
Section Height 208 ft
Section Top Elevation 443 ft
Height Remaining 157 ft
Commercial GSF Used 560,000 sf
Commercial GSF Remaining 4,280 sf
Density Used 6.70
Density Remaining 0.05

Tier 2 - Commercial

Floorplate Area 35,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 25
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 365 ft
Commercial GSF Used 315,000 sf
Commercial GSF Remaining 564,280 sf
Density Used 3.77
Density Remaining 6.76

Tier 1 - Commercial

Floorplate Area 35,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 31
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 482 ft
Commercial GSF Used 210,000 sf
Commercial GSF Remaining 879,280 sf
Density Used 2.51
Density Remaining 10.53

Podium 2 - Commercial

Floorplate Area 40,000 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 960 ft
Commercial GSF Used 80,000 sf
Commercial GSF Remaining 1,089,280 sf
Density Used 0.96 FAR
Density Remaining 13.04 FAR

Podium 1 - Retail

Floorplate Area 40,000 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit **5,000** ft

Overall Building Data

Commercial Stories Achieved **33**
Commercial Top Elevation **443** ft
Height Remaining **4,557** ft
Density Achieved **13.95** FAR

Bulk Considerations

Building Limiting Factor **Density**
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation **n/a**
Avg. Per-Floor Overbulk Factor **n/a**

Tier 3 - Commercial

Floorplate Area 35,000 sf
Potential Stories (by Height) 366
Potential Stories (by Density) 16
Realized Stories this Section **16**
Section Height 208 ft
Section Top Elevation 443 ft
Height Remaining 4,557 ft
Commercial GSF Used 560,000 sf
Commercial GSF Remaining 4,280 sf
Density Used 6.70
Density Remaining 0.05

Tier 2 - Commercial

Floorplate Area 35,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 25
Realized Stories this Section **9**
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 4,765 ft
Commercial GSF Used 315,000 sf
Commercial GSF Remaining 564,280 sf
Density Used 3.77
Density Remaining 6.76

Tier 1 - Commercial

Floorplate Area 35,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 31
Realized Stories this Section **4**
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 4,882 ft
Commercial GSF Used 210,000 sf
Commercial GSF Remaining 879,280 sf
Density Used 2.51
Density Remaining 10.53

Podium 2 - Commercial

Floorplate Area 40,000 sf
Stories **2**
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 4,960 ft
Commercial GSF Used 80,000 sf
Commercial GSF Remaining 1,089,280 sf
Density Used 0.96 FAR
Density Remaining 13.04 FAR

Podium 1 - Retail

Floorplate Area 40,000 sf
Stories **1**
Section Height 14 ft
Top Elevation 14 ft

DOWNTOWN HEIGHT & DENSITY STUDY

Datasheet ID

11

Massing Type

Simple

Commercial Core
Denny Triangle

Study Area

DOC1
DOC2

Zone

Full
Half
Quarter

Block Size

Parcel and Zoning Parameters

Building Height & Density

Site Area 39,600 sf
Building Footprint 39,600 sf
Site Coverage 100%

Density Limit 10 FAR
Base Commercial GSF 396,000 sf

Upper-Level Divisions

Bottom Elev. - Tier 3 240 ft
Bottom Elev. - Tier 2 125 ft
Bottom Elev. - Tier 1 40 ft

Development Parameters

Baseline Floorplate Areas

Commercial - Tier 3 20,000 sf
Commercial - Tier 2 20,000 sf
Commercial - Tier 1 20,000 sf
Commercial - Podium 2 39,600 sf
Retail - Podium 1 39,600 sf

Preferred Space Heights

Commercial Floor-to-Floor Height 13.00 ft
Retail Floor-to-Floor Height 14.00 ft

Notes

Prototype Buildings by Height Limit

Allowable Height Limit 300 ft

Overall Building Data

Commercial Stories Achieved 17
Commercial Top Elevation 235 ft
Height Remaining 65 ft
Density Achieved 9.58 FAR

Bulk Considerations

Building Limiting Factor Density
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation n/a
Avg. Per-Floor Overbulk Factor n/a

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 5
Potential Stories (by Density) 0
Realized Stories this Section 0
Section Height 0 ft
Section Top Elevation 235 ft
Height Remaining 65 ft
Commercial GSF Used 0 sf
Commercial GSF Remaining 16,800 sf
Density Used 0.00
Density Remaining 0.42

Tier 2 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 9
Realized Stories this Section 9
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 65 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 16,800 sf
Density Used 4.55
Density Remaining 0.42

Tier 1 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 15
Realized Stories this Section 4
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 182 ft
Commercial GSF Used 120,000 sf
Commercial GSF Remaining 196,800 sf
Density Used 3.03
Density Remaining 4.97

Podium 2 - Commercial

Floorplate Area 39,600 sf
Stories 2
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 260 ft
Commercial GSF Used 79,200 sf
Commercial GSF Remaining 316,800 sf
Density Used 2.00 FAR
Density Remaining 8.00 FAR

Podium 1 - Retail

Floorplate Area 39,600 sf
Stories 1
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit 330 ft

Overall Building Data

Commercial Stories Achieved 17
Commercial Top Elevation 235 ft
Height Remaining 95 ft
Density Achieved 9.58 FAR

Bulk Considerations

Building Limiting Factor Density
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation n/a
Avg. Per-Floor Overbulk Factor n/a

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 7
Potential Stories (by Density) 0
Realized Stories this Section 0
Section Height 0 ft
Section Top Elevation 235 ft
Height Remaining 95 ft
Commercial GSF Used 0 sf
Commercial GSF Remaining 16,800 sf
Density Used 0.00
Density Remaining 0.42

Tier 2 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 9
Realized Stories this Section 9
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 95 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 16,800 sf
Density Used 4.55
Density Remaining 0.42

Tier 1 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 15
Realized Stories this Section 4
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 212 ft
Commercial GSF Used 120,000 sf
Commercial GSF Remaining 196,800 sf
Density Used 3.03
Density Remaining 4.97

Podium 2 - Commercial

Floorplate Area 39,600 sf
Stories 2
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 290 ft
Commercial GSF Used 79,200 sf
Commercial GSF Remaining 316,800 sf
Density Used 2.00 FAR
Density Remaining 8.00 FAR

Podium 1 - Retail

Floorplate Area 39,600 sf
Stories 1
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit 360 ft

Overall Building Data

Commercial Stories Achieved 17
Commercial Top Elevation 235 ft
Height Remaining 125 ft
Density Achieved 9.58 FAR

Bulk Considerations

Building Limiting Factor Density
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation n/a
Avg. Per-Floor Overbulk Factor n/a

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 0
Realized Stories this Section 0
Section Height 0 ft
Section Top Elevation 235 ft
Height Remaining 125 ft
Commercial GSF Used 0 sf
Commercial GSF Remaining 16,800 sf
Density Used 0.00
Density Remaining 0.42

Tier 2 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 9
Realized Stories this Section 9
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 125 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 16,800 sf
Density Used 4.55
Density Remaining 0.42

Tier 1 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 15
Realized Stories this Section 4
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 242 ft
Commercial GSF Used 120,000 sf
Commercial GSF Remaining 196,800 sf
Density Used 3.03
Density Remaining 4.97

Podium 2 - Commercial

Floorplate Area 39,600 sf
Stories 2
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 560 ft
Commercial GSF Used 79,200 sf
Commercial GSF Remaining 316,800 sf
Density Used 2.00 FAR
Density Remaining 8.00 FAR

Podium 1 - Retail

Floorplate Area 39,600 sf
Stories 1
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit 600 ft

Overall Building Data

Commercial Stories Achieved 17
Commercial Top Elevation 235 ft
Height Remaining 365 ft
Density Achieved 9.58 FAR

Bulk Considerations

Building Limiting Factor Density
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation n/a
Avg. Per-Floor Overbulk Factor n/a

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 28
Potential Stories (by Density) 0
Realized Stories this Section 0
Section Height 0 ft
Section Top Elevation 235 ft
Height Remaining 365 ft
Commercial GSF Used 0 sf
Commercial GSF Remaining 16,800 sf
Density Used 0.00
Density Remaining 0.42

Tier 2 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 9
Realized Stories this Section 9
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 365 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 16,800 sf
Density Used 4.55
Density Remaining 0.42

Tier 1 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 15
Realized Stories this Section 4
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 482 ft
Commercial GSF Used 120,000 sf
Commercial GSF Remaining 196,800 sf
Density Used 3.03
Density Remaining 4.97

Podium 2 - Commercial

Floorplate Area 39,600 sf
Stories 2
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 960 ft
Commercial GSF Used 79,200 sf
Commercial GSF Remaining 316,800 sf
Density Used 2.00 FAR
Density Remaining 8.00 FAR

Podium 1 - Retail

Floorplate Area 39,600 sf
Stories 1
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit 5,000 ft

Overall Building Data

Commercial Stories Achieved 17
Commercial Top Elevation 235 ft
Height Remaining 4,765 ft
Density Achieved 9.58 FAR

Bulk Considerations

Building Limiting Factor Density
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation n/a
Avg. Per-Floor Overbulk Factor n/a

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 366
Potential Stories (by Density) 0
Realized Stories this Section 0
Section Height 0 ft
Section Top Elevation 235 ft
Height Remaining 4,765 ft
Commercial GSF Used 0 sf
Commercial GSF Remaining 16,800 sf
Density Used 0.00
Density Remaining 0.42

Tier 2 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 9
Realized Stories this Section 9
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 4,765 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 16,800 sf
Density Used 4.55
Density Remaining 0.42

Tier 1 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 15
Realized Stories this Section 4
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 4,882 ft
Commercial GSF Used 120,000 sf
Commercial GSF Remaining 196,800 sf
Density Used 3.03
Density Remaining 4.97

Podium 2 - Commercial

Floorplate Area 39,600 sf
Stories 2
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 4,960 ft
Commercial GSF Used 79,200 sf
Commercial GSF Remaining 316,800 sf
Density Used 2.00 FAR
Density Remaining 8.00 FAR

Podium 1 - Retail

Floorplate Area 39,600 sf
Stories 1
Section Height 14 ft
Top Elevation 14 ft

DOWNTOWN HEIGHT & DENSITY STUDY

Datasheet ID

12

Massing Type

Simple

Commercial Core
Denny Triangle

Study Area

DOC1
DOC2

Zone

Full
Half
Quarter

Block Size

Parcel and Zoning Parameters

Building Height & Density

Site Area 39,600 sf
Building Footprint 39,600 sf
Site Coverage 100%

Density Limit 14 FAR
Base Commercial GSF 554,400 sf

Upper-Level Divisions

Bottom Elev. - Tier 3 240 ft
Bottom Elev. - Tier 2 125 ft
Bottom Elev. - Tier 1 40 ft

Development Parameters

Baseline Floorplate Areas

Commercial - Tier 3 20,000 sf
Commercial - Tier 2 20,000 sf
Commercial - Tier 1 20,000 sf
Commercial - Podium 2 39,600 sf
Retail - Podium 1 39,600 sf

Preferred Space Heights

Commercial Floor-to-Floor Height 13.00 ft
Retail Floor-to-Floor Height 14.00 ft

Notes

Prototype Buildings by Height Limit

Allowable Height Limit 300 ft

Overall Building Data

Commercial Stories Achieved 22
Commercial Top Elevation 300 ft
Height Remaining < 1 story
Density Achieved 12.10 FAR

Bulk Considerations

Building Limiting Factor Height
Remaining 'Bulk' GSF 75,200 sf
Per Floor Distribution 3,418 sf
(Distribution / 2) 1,709 sf
Overbulk Calculation okay
Avg. Per-Floor Overbulk Factor 1.17

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 5
Potential Stories (by Density) 8
Realized Stories this Section 5
Section Height 65 ft
Section Top Elevation 300 ft
Height Remaining 0 ft
Commercial GSF Used 100,000 sf
Commercial GSF Remaining 75,200 sf
Density Used 2.53
Density Remaining 1.90

Tier 2 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 17
Realized Stories this Section 9
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 65 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 175,200 sf
Density Used 4.55
Density Remaining 4.42

Tier 1 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 23
Realized Stories this Section 4
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 182 ft
Commercial GSF Used 120,000 sf
Commercial GSF Remaining 355,200 sf
Density Used 3.03
Density Remaining 8.97

Podium 2 - Commercial

Floorplate Area 39,600 sf
Stories 2
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 260 ft
Commercial GSF Used 79,200 sf
Commercial GSF Remaining 475,200 sf
Density Used 2.00 FAR
Density Remaining 12.00 FAR

Podium 1 - Retail

Floorplate Area 39,600 sf
Stories 1
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit 330 ft

Overall Building Data

Commercial Stories Achieved 24
Commercial Top Elevation 326 ft
Height Remaining < 1 story
Density Achieved 13.11 FAR

Bulk Considerations

Building Limiting Factor Height
Remaining 'Bulk' GSF 35,200 sf
Per Floor Distribution 1,467 sf
(Distribution / 2) 733 sf
Overbulk Calculation okay
Avg. Per-Floor Overbulk Factor 1.07

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 7
Potential Stories (by Density) 8
Realized Stories this Section 7
Section Height 91 ft
Section Top Elevation 326 ft
Height Remaining 4 ft
Commercial GSF Used 140,000 sf
Commercial GSF Remaining 15,200 sf
Density Used 3.54
Density Remaining 0.89

Tier 2 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 17
Realized Stories this Section 9
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 95 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 175,200 sf
Density Used 4.55
Density Remaining 4.42

Tier 1 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 23
Realized Stories this Section 4
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 212 ft
Commercial GSF Used 120,000 sf
Commercial GSF Remaining 355,200 sf
Density Used 3.03
Density Remaining 8.97

Podium 2 - Commercial

Floorplate Area 39,600 sf
Stories 2
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 320 ft
Commercial GSF Used 79,200 sf
Commercial GSF Remaining 475,200 sf
Density Used 2.00 FAR
Density Remaining 12.00 FAR

Podium 1 - Retail

Floorplate Area 39,600 sf
Stories 1
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit 360 ft

Overall Building Data

Commercial Stories Achieved 25
Commercial Top Elevation 339 ft
Height Remaining 21 ft
Density Achieved 13.62 FAR

Bulk Considerations

Building Limiting Factor Density
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation n/a
Avg. Per-Floor Overbulk Factor n/a

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 8
Realized Stories this Section 8
Section Height 104 ft
Section Top Elevation 339 ft
Height Remaining 21 ft
Commercial GSF Used 160,000 sf
Commercial GSF Remaining 15,200 sf
Density Used 4.04
Density Remaining 0.38

Tier 2 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 17
Realized Stories this Section 9
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 125 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 175,200 sf
Density Used 4.55
Density Remaining 4.42

Tier 1 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 23
Realized Stories this Section 4
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 242 ft
Commercial GSF Used 120,000 sf
Commercial GSF Remaining 355,200 sf
Density Used 3.03
Density Remaining 8.97

Podium 2 - Commercial

Floorplate Area 39,600 sf
Stories 2
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 560 ft
Commercial GSF Used 79,200 sf
Commercial GSF Remaining 475,200 sf
Density Used 2.00 FAR
Density Remaining 12.00 FAR

Podium 1 - Retail

Floorplate Area 39,600 sf
Stories 1
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit 600 ft

Overall Building Data

Commercial Stories Achieved 25
Commercial Top Elevation 339 ft
Height Remaining 261 ft
Density Achieved 13.62 FAR

Bulk Considerations

Building Limiting Factor Density
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation n/a
Avg. Per-Floor Overbulk Factor n/a

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 28
Potential Stories (by Density) 8
Realized Stories this Section 8
Section Height 104 ft
Section Top Elevation 339 ft
Height Remaining 261 ft
Commercial GSF Used 160,000 sf
Commercial GSF Remaining 15,200 sf
Density Used 4.04
Density Remaining 0.38

Tier 2 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 17
Realized Stories this Section 9
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 365 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 175,200 sf
Density Used 4.55
Density Remaining 4.42

Tier 1 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 23
Realized Stories this Section 4
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 482 ft
Commercial GSF Used 120,000 sf
Commercial GSF Remaining 355,200 sf
Density Used 3.03
Density Remaining 8.97

Podium 2 - Commercial

Floorplate Area 39,600 sf
Stories 2
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 960 ft
Commercial GSF Used 79,200 sf
Commercial GSF Remaining 475,200 sf
Density Used 2.00 FAR
Density Remaining 12.00 FAR

Podium 1 - Retail

Floorplate Area 39,600 sf
Stories 1
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit 5,000 ft

Overall Building Data

Commercial Stories Achieved 25
Commercial Top Elevation 339 ft
Height Remaining 4,661 ft
Density Achieved 13.62 FAR

Bulk Considerations

Building Limiting Factor Density
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation n/a
Avg. Per-Floor Overbulk Factor n/a

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 366
Potential Stories (by Density) 8
Realized Stories this Section 8
Section Height 104 ft
Section Top Elevation 339 ft
Height Remaining 4,661 ft
Commercial GSF Used 160,000 sf
Commercial GSF Remaining 15,200 sf
Density Used 4.04
Density Remaining 0.38

Tier 2 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 17
Realized Stories this Section 9
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 4,765 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 175,200 sf
Density Used 4.55
Density Remaining 4.42

Tier 1 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 23
Realized Stories this Section 4
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 4,882 ft
Commercial GSF Used 120,000 sf
Commercial GSF Remaining 355,200 sf
Density Used 3.03
Density Remaining 8.97

Podium 2 - Commercial

Floorplate Area 39,600 sf
Stories 2
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 4,960 ft
Commercial GSF Used 79,200 sf
Commercial GSF Remaining 475,200 sf
Density Used 2.00 FAR
Density Remaining 12.00 FAR

Podium 1 - Retail

Floorplate Area 39,600 sf
Stories 1
Section Height 14 ft
Top Elevation 14 ft

DOWNTOWN HEIGHT & DENSITY STUDY

Datasheet ID

J1

Massing Type

Layer

Commercial Core
Denny Triangle

Study Area

DOC1
DOC2

Zone

Full
Half
Quarter

Block Size

Parcel and Zoning Parameters

Building Height & Density

Site Area 39,600 sf
Building Footprint 39,600 sf
Site Coverage 100%

Density Limit 10 FAR
Base Commercial GSF 396,000 sf

Upper-Level Divisions

Bottom Elev. - Tier 3 240 ft
Bottom Elev. - Tier 2 125 ft
Bottom Elev. - Tier 1 40 ft

Development Parameters

Baseline Floorplate Areas

Commercial - Tier 3 20,000 sf
Commercial - Tier 2 25,000 sf
Commercial - Tier 1 30,000 sf
Commercial - Podium 2 39,600 sf
Retail - Podium 1 39,600 sf

Preferred Space Heights

Commercial Floor-to-Floor Height 13.00 ft
Retail Floor-to-Floor Height 14.00 ft

Notes

Prototype Buildings by Height Limit

Allowable Height Limit 300 ft

Overall Building Data

Commercial Stories Achieved 13
Commercial Top Elevation 183 ft
Height Remaining 117 ft
Density Achieved 9.70 FAR

Bulk Considerations

Building Limiting Factor Density
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation n/a
Avg. Per-Floor Overbulk Factor n/a

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 0
Realized Stories this Section 0
Section Height 0 ft
Section Top Elevation 183 ft
Height Remaining 117 ft
Commercial GSF Used 0 sf
Commercial GSF Remaining 11,800 sf
Density Used 0.00
Density Remaining 0.30

Tier 2 - Commercial

Floorplate Area 25,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 5
Realized Stories this Section 5
Section Height 65 ft
Section Top Elevation 183 ft
Height Remaining 117 ft
Commercial GSF Used 125,000 sf
Commercial GSF Remaining 11,800 sf
Density Used 3.16
Density Remaining 0.30

Tier 1 - Commercial

Floorplate Area 30,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 10
Realized Stories this Section 4
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 182 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 136,800 sf
Density Used 4.55
Density Remaining 3.45

Podium 2 - Commercial

Floorplate Area 39,600 sf
Stories 2
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 260 ft
Commercial GSF Used 79,200 sf
Commercial GSF Remaining 316,800 sf
Density Used 2.00 FAR
Density Remaining 8.00 FAR

Podium 1 - Retail

Floorplate Area 39,600 sf
Stories 1
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit 330 ft

Overall Building Data

Commercial Stories Achieved 13
Commercial Top Elevation 183 ft
Height Remaining 147 ft
Density Achieved 9.70 FAR

Bulk Considerations

Building Limiting Factor Density
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation n/a
Avg. Per-Floor Overbulk Factor n/a

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 11
Potential Stories (by Density) 0
Realized Stories this Section 0
Section Height 0 ft
Section Top Elevation 183 ft
Height Remaining 147 ft
Commercial GSF Used 0 sf
Commercial GSF Remaining 11,800 sf
Density Used 0.00
Density Remaining 0.30

Tier 2 - Commercial

Floorplate Area 25,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 5
Realized Stories this Section 5
Section Height 65 ft
Section Top Elevation 183 ft
Height Remaining 147 ft
Commercial GSF Used 125,000 sf
Commercial GSF Remaining 11,800 sf
Density Used 3.16
Density Remaining 0.30

Tier 1 - Commercial

Floorplate Area 30,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 10
Realized Stories this Section 4
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 212 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 136,800 sf
Density Used 4.55
Density Remaining 3.45

Podium 2 - Commercial

Floorplate Area 39,600 sf
Stories 2
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 290 ft
Commercial GSF Used 79,200 sf
Commercial GSF Remaining 316,800 sf
Density Used 2.00 FAR
Density Remaining 8.00 FAR

Podium 1 - Retail

Floorplate Area 39,600 sf
Stories 1
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit 360 ft

Overall Building Data

Commercial Stories Achieved 13
Commercial Top Elevation 183 ft
Height Remaining 177 ft
Density Achieved 9.70 FAR

Bulk Considerations

Building Limiting Factor Density
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation n/a
Avg. Per-Floor Overbulk Factor n/a

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 13
Potential Stories (by Density) 0
Realized Stories this Section 0
Section Height 0 ft
Section Top Elevation 183 ft
Height Remaining 177 ft
Commercial GSF Used 0 sf
Commercial GSF Remaining 11,800 sf
Density Used 0.00
Density Remaining 0.30

Tier 2 - Commercial

Floorplate Area 25,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 5
Realized Stories this Section 5
Section Height 65 ft
Section Top Elevation 183 ft
Height Remaining 177 ft
Commercial GSF Used 125,000 sf
Commercial GSF Remaining 11,800 sf
Density Used 3.16
Density Remaining 0.30

Tier 1 - Commercial

Floorplate Area 30,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 10
Realized Stories this Section 4
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 242 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 136,800 sf
Density Used 4.55
Density Remaining 3.45

Podium 2 - Commercial

Floorplate Area 39,600 sf
Stories 2
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 320 ft
Commercial GSF Used 79,200 sf
Commercial GSF Remaining 316,800 sf
Density Used 2.00 FAR
Density Remaining 8.00 FAR

Podium 1 - Retail

Floorplate Area 39,600 sf
Stories 1
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit 600 ft

Overall Building Data

Commercial Stories Achieved 13
Commercial Top Elevation 183 ft
Height Remaining 417 ft
Density Achieved 9.70 FAR

Bulk Considerations

Building Limiting Factor Density
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation n/a
Avg. Per-Floor Overbulk Factor n/a

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 32
Potential Stories (by Density) 0
Realized Stories this Section 0
Section Height 0 ft
Section Top Elevation 183 ft
Height Remaining 417 ft
Commercial GSF Used 0 sf
Commercial GSF Remaining 11,800 sf
Density Used 0.00
Density Remaining 0.30

Tier 2 - Commercial

Floorplate Area 25,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 5
Realized Stories this Section 5
Section Height 65 ft
Section Top Elevation 183 ft
Height Remaining 417 ft
Commercial GSF Used 125,000 sf
Commercial GSF Remaining 11,800 sf
Density Used 3.16
Density Remaining 0.30

Tier 1 - Commercial

Floorplate Area 30,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 10
Realized Stories this Section 4
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 482 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 136,800 sf
Density Used 4.55
Density Remaining 3.45

Podium 2 - Commercial

Floorplate Area 39,600 sf
Stories 2
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 560 ft
Commercial GSF Used 79,200 sf
Commercial GSF Remaining 316,800 sf
Density Used 2.00 FAR
Density Remaining 8.00 FAR

Podium 1 - Retail

Floorplate Area 39,600 sf
Stories 1
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit 5,000 ft

Overall Building Data

Commercial Stories Achieved 13
Commercial Top Elevation 183 ft
Height Remaining 4,817 ft
Density Achieved 9.70 FAR

Bulk Considerations

Building Limiting Factor Density
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation n/a
Avg. Per-Floor Overbulk Factor n/a

Tier 3 - Commercial

Floorplate Area 20,000 sf
Potential Stories (by Height) 370
Potential Stories (by Density) 0
Realized Stories this Section 0
Section Height 0 ft
Section Top Elevation 183 ft
Height Remaining 4,817 ft
Commercial GSF Used 0 sf
Commercial GSF Remaining 11,800 sf
Density Used 0.00
Density Remaining 0.30

Tier 2 - Commercial

Floorplate Area 25,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 5
Realized Stories this Section 5
Section Height 65 ft
Section Top Elevation 183 ft
Height Remaining 4,817 ft
Commercial GSF Used 125,000 sf
Commercial GSF Remaining 11,800 sf
Density Used 3.16
Density Remaining 0.30

Tier 1 - Commercial

Floorplate Area 30,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 10
Realized Stories this Section 4
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 4,882 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 136,800 sf
Density Used 4.55
Density Remaining 3.45

Podium 2 - Commercial

Floorplate Area 39,600 sf
Stories 2
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 4,960 ft
Commercial GSF Used 79,200 sf
Commercial GSF Remaining 316,800 sf
Density Used 2.00 FAR
Density Remaining 8.00 FAR

Podium 1 - Retail

Floorplate Area 39,600 sf
Stories 1
Section Height 14 ft
Top Elevation 14 ft

DOWNTOWN HEIGHT & DENSITY STUDY

Datasheet ID

J2

Massing Type

Layer

Commercial Core
Denny Triangle

Study Area

DOC1

DOC2

Zone

Full
Half
Quarter

Block Size

Parcel and Zoning Parameters

Building Height & Density

Site Area 39,600 sf
Building Footprint 39,600 sf
Site Coverage 100%

Density Limit 14 FAR
Base Commercial GSF 554,400 sf

Upper-Level Divisions

Bottom Elev. - Tier 3 240 ft
Bottom Elev. - Tier 2 125 ft
Bottom Elev. - Tier 1 40 ft

Development Parameters

Baseline Floorplate Areas

Commercial - Tier 3 20,000 sf
Commercial - Tier 2 25,000 sf
Commercial - Tier 1 30,000 sf
Commercial - Podium 2 39,600 sf
Retail - Podium 1 39,600 sf

Preferred Space Heights

Commercial Floor-to-Floor Height 13.00 ft
Retail Floor-to-Floor Height 14.00 ft

Notes

Prototype Buildings by Height Limit

Allowable Height Limit 300 ft

Overall Building Data
Commercial Stories Achieved 20
Commercial Top Elevation 274 ft
Height Remaining 26 ft
Density Achieved 13.74 FAR

Bulk Considerations
Building Limiting Factor Density
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation n/a
Avg. Per-Floor Overbulk Factor n/a

Tier 3 - Commercial
Floorplate Area 20,000 sf
Potential Stories (by Height) 5
Potential Stories (by Density) 3
Realized Stories this Section 3
Section Height 39 ft
Section Top Elevation 274 ft
Height Remaining 26 ft
Commercial GSF Used 60,000 sf
Commercial GSF Remaining 10,200 sf
Density Used 1.52
Density Remaining 0.26

Tier 2 - Commercial
Floorplate Area 25,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 11
Realized Stories this Section 9
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 65 ft
Commercial GSF Used 225,000 sf
Commercial GSF Remaining 70,200 sf
Density Used 5.68
Density Remaining 1.77

Tier 1 - Commercial
Floorplate Area 30,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 15
Realized Stories this Section 4
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 182 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 295,200 sf
Density Used 4.55
Density Remaining 7.45

Podium 2 - Commercial
Floorplate Area 39,600 sf
Stories 2
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 290 ft
Commercial GSF Used 79,200 sf
Commercial GSF Remaining 475,200 sf
Density Used 2.00 FAR
Density Remaining 12.00 FAR

Podium 1 - Retail
Floorplate Area 39,600 sf
Stories 1
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit 330 ft

Overall Building Data
Commercial Stories Achieved 20
Commercial Top Elevation 274 ft
Height Remaining 56 ft
Density Achieved 13.74 FAR

Bulk Considerations
Building Limiting Factor Density
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation n/a
Avg. Per-Floor Overbulk Factor n/a

Tier 3 - Commercial
Floorplate Area 20,000 sf
Potential Stories (by Height) 7
Potential Stories (by Density) 3
Realized Stories this Section 3
Section Height 39 ft
Section Top Elevation 274 ft
Height Remaining 56 ft
Commercial GSF Used 60,000 sf
Commercial GSF Remaining 10,200 sf
Density Used 1.52
Density Remaining 0.26

Tier 2 - Commercial
Floorplate Area 25,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 11
Realized Stories this Section 9
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 95 ft
Commercial GSF Used 225,000 sf
Commercial GSF Remaining 70,200 sf
Density Used 5.68
Density Remaining 1.77

Tier 1 - Commercial
Floorplate Area 30,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 15
Realized Stories this Section 4
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 212 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 295,200 sf
Density Used 4.55
Density Remaining 7.45

Podium 2 - Commercial
Floorplate Area 39,600 sf
Stories 2
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 320 ft
Commercial GSF Used 79,200 sf
Commercial GSF Remaining 475,200 sf
Density Used 2.00 FAR
Density Remaining 12.00 FAR

Podium 1 - Retail
Floorplate Area 39,600 sf
Stories 1
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit 360 ft

Overall Building Data
Commercial Stories Achieved 20
Commercial Top Elevation 274 ft
Height Remaining 86 ft
Density Achieved 13.74 FAR

Bulk Considerations
Building Limiting Factor Density
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation n/a
Avg. Per-Floor Overbulk Factor n/a

Tier 3 - Commercial
Floorplate Area 20,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 3
Realized Stories this Section 3
Section Height 39 ft
Section Top Elevation 274 ft
Height Remaining 86 ft
Commercial GSF Used 60,000 sf
Commercial GSF Remaining 10,200 sf
Density Used 1.52
Density Remaining 0.26

Tier 2 - Commercial
Floorplate Area 25,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 11
Realized Stories this Section 9
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 125 ft
Commercial GSF Used 225,000 sf
Commercial GSF Remaining 70,200 sf
Density Used 5.68
Density Remaining 1.77

Tier 1 - Commercial
Floorplate Area 30,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 15
Realized Stories this Section 4
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 242 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 295,200 sf
Density Used 4.55
Density Remaining 7.45

Podium 2 - Commercial
Floorplate Area 39,600 sf
Stories 2
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 560 ft
Commercial GSF Used 79,200 sf
Commercial GSF Remaining 475,200 sf
Density Used 2.00 FAR
Density Remaining 12.00 FAR

Podium 1 - Retail
Floorplate Area 39,600 sf
Stories 1
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit 600 ft

Overall Building Data
Commercial Stories Achieved 20
Commercial Top Elevation 274 ft
Height Remaining 326 ft
Density Achieved 13.74 FAR

Bulk Considerations
Building Limiting Factor Density
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation n/a
Avg. Per-Floor Overbulk Factor n/a

Tier 3 - Commercial
Floorplate Area 20,000 sf
Potential Stories (by Height) 28
Potential Stories (by Density) 3
Realized Stories this Section 3
Section Height 39 ft
Section Top Elevation 274 ft
Height Remaining 326 ft
Commercial GSF Used 60,000 sf
Commercial GSF Remaining 10,200 sf
Density Used 1.52
Density Remaining 0.26

Tier 2 - Commercial
Floorplate Area 25,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 11
Realized Stories this Section 9
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 365 ft
Commercial GSF Used 225,000 sf
Commercial GSF Remaining 70,200 sf
Density Used 5.68
Density Remaining 1.77

Tier 1 - Commercial
Floorplate Area 30,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 15
Realized Stories this Section 4
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 482 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 295,200 sf
Density Used 4.55
Density Remaining 7.45

Podium 2 - Commercial
Floorplate Area 39,600 sf
Stories 2
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 960 ft
Commercial GSF Used 79,200 sf
Commercial GSF Remaining 475,200 sf
Density Used 2.00 FAR
Density Remaining 12.00 FAR

Podium 1 - Retail
Floorplate Area 39,600 sf
Stories 1
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit 5,000 ft

Overall Building Data
Commercial Stories Achieved 20
Commercial Top Elevation 274 ft
Height Remaining 4,726 ft
Density Achieved 13.74 FAR

Bulk Considerations
Building Limiting Factor Density
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation n/a
Avg. Per-Floor Overbulk Factor n/a

Tier 3 - Commercial
Floorplate Area 20,000 sf
Potential Stories (by Height) 366
Potential Stories (by Density) 3
Realized Stories this Section 3
Section Height 39 ft
Section Top Elevation 274 ft
Height Remaining 4,726 ft
Commercial GSF Used 60,000 sf
Commercial GSF Remaining 10,200 sf
Density Used 1.52
Density Remaining 0.26

Tier 2 - Commercial
Floorplate Area 25,000 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 11
Realized Stories this Section 9
Section Height 117 ft
Section Top Elevation 235 ft
Height Remaining 4,765 ft
Commercial GSF Used 225,000 sf
Commercial GSF Remaining 70,200 sf
Density Used 5.68
Density Remaining 1.77

Tier 1 - Commercial
Floorplate Area 30,000 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 15
Realized Stories this Section 4
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 4,882 ft
Commercial GSF Used 180,000 sf
Commercial GSF Remaining 295,200 sf
Density Used 4.55
Density Remaining 7.45

Podium 2 - Commercial
Floorplate Area 39,600 sf
Stories 2
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 4,960 ft
Commercial GSF Used 79,200 sf
Commercial GSF Remaining 475,200 sf
Density Used 2.00 FAR
Density Remaining 12.00 FAR

Podium 1 - Retail
Floorplate Area 39,600 sf
Stories 1
Section Height 14 ft
Top Elevation 14 ft

DOWNTOWN HEIGHT & DENSITY STUDY

Datasheet ID

K1

Massing Type

Simple

Commercial Core
Denny Triangle

Study Area

DOC1
DOC2

Zone

Full
Half
Quarter

Block Size

Parcel and Zoning Parameters

Building Height & Density

Site Area 19,800 sf
Building Footprint 19,800 sf
Site Coverage 100%

Density Limit 10 FAR
Base Commercial GSF 198,000 sf

Upper-Level Divisions

Bottom Elev. - Tier 3 240 ft
Bottom Elev. - Tier 2 125 ft
Bottom Elev. - Tier 1 40 ft

Development Parameters

Baseline Floorplate Areas

Commercial - Tier 3 19,800 sf
Commercial - Tier 2 19,800 sf
Commercial - Tier 1 19,800 sf
Commercial - Podium 2 19,800 sf
Retail - Podium 1 19,800 sf

Preferred Space Heights

Commercial Floor-to-Floor Height 13.00 ft
Retail Floor-to-Floor Height 14.00 ft

Notes

Prototype Buildings by Height Limit

Allowable Height Limit 300 ft

Overall Building Data

Commercial Stories Achieved 10
Commercial Top Elevation 144 ft
Height Remaining 156 ft
Density Achieved 10.00 FAR

Bulk Considerations

Building Limiting Factor Density
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation n/a
Avg. Per-Floor Overbulk Factor n/a

Tier 3 - Commercial

Floorplate Area 19,800 sf
Potential Stories (by Height) 12
Potential Stories (by Density) 0
Realized Stories this Section 0
Section Height 0 ft
Section Top Elevation 144 ft
Height Remaining 156 ft
Commercial GSF Used 0 sf
Commercial GSF Remaining 0 sf
Density Used 0.00
Density Remaining 0.00

Tier 2 - Commercial

Floorplate Area 19,800 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 2
Realized Stories this Section 2
Section Height 26 ft
Section Top Elevation 144 ft
Height Remaining 156 ft
Commercial GSF Used 39,600 sf
Commercial GSF Remaining 0 sf
Density Used 2.00
Density Remaining 0.00

Tier 1 - Commercial

Floorplate Area 19,800 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 8
Realized Stories this Section 4
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 182 ft
Commercial GSF Used 118,800 sf
Commercial GSF Remaining 39,600 sf
Density Used 6.00
Density Remaining 2.00

Podium 2 - Commercial

Floorplate Area 19,800 sf
Stories 2
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 260 ft
Commercial GSF Used 39,600 sf
Commercial GSF Remaining 158,400 sf
Density Used 2.00 FAR
Density Remaining 8.00 FAR

Podium 1 - Retail

Floorplate Area 19,800 sf
Stories 1
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit 330 ft

Overall Building Data

Commercial Stories Achieved 10
Commercial Top Elevation 144 ft
Height Remaining 186 ft
Density Achieved 10.00 FAR

Bulk Considerations

Building Limiting Factor Density
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation n/a
Avg. Per-Floor Overbulk Factor n/a

Tier 3 - Commercial

Floorplate Area 19,800 sf
Potential Stories (by Height) 14
Potential Stories (by Density) 0
Realized Stories this Section 0
Section Height 0 ft
Section Top Elevation 144 ft
Height Remaining 186 ft
Commercial GSF Used 0 sf
Commercial GSF Remaining 0 sf
Density Used 0.00
Density Remaining 0.00

Tier 2 - Commercial

Floorplate Area 19,800 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 2
Realized Stories this Section 2
Section Height 26 ft
Section Top Elevation 144 ft
Height Remaining 186 ft
Commercial GSF Used 39,600 sf
Commercial GSF Remaining 0 sf
Density Used 2.00
Density Remaining 0.00

Tier 1 - Commercial

Floorplate Area 19,800 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 8
Realized Stories this Section 4
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 212 ft
Commercial GSF Used 118,800 sf
Commercial GSF Remaining 39,600 sf
Density Used 6.00
Density Remaining 2.00

Podium 2 - Commercial

Floorplate Area 19,800 sf
Stories 2
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 320 ft
Commercial GSF Used 39,600 sf
Commercial GSF Remaining 158,400 sf
Density Used 2.00 FAR
Density Remaining 8.00 FAR

Podium 1 - Retail

Floorplate Area 19,800 sf
Stories 1
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit 360 ft

Overall Building Data

Commercial Stories Achieved 10
Commercial Top Elevation 144 ft
Height Remaining 216 ft
Density Achieved 10.00 FAR

Bulk Considerations

Building Limiting Factor Density
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation n/a
Avg. Per-Floor Overbulk Factor n/a

Tier 3 - Commercial

Floorplate Area 19,800 sf
Potential Stories (by Height) 16
Potential Stories (by Density) 0
Realized Stories this Section 0
Section Height 0 ft
Section Top Elevation 144 ft
Height Remaining 216 ft
Commercial GSF Used 0 sf
Commercial GSF Remaining 0 sf
Density Used 0.00
Density Remaining 0.00

Tier 2 - Commercial

Floorplate Area 19,800 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 2
Realized Stories this Section 2
Section Height 26 ft
Section Top Elevation 144 ft
Height Remaining 216 ft
Commercial GSF Used 39,600 sf
Commercial GSF Remaining 0 sf
Density Used 2.00
Density Remaining 0.00

Tier 1 - Commercial

Floorplate Area 19,800 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 8
Realized Stories this Section 4
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 242 ft
Commercial GSF Used 118,800 sf
Commercial GSF Remaining 39,600 sf
Density Used 6.00
Density Remaining 2.00

Podium 2 - Commercial

Floorplate Area 19,800 sf
Stories 2
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 560 ft
Commercial GSF Used 39,600 sf
Commercial GSF Remaining 158,400 sf
Density Used 2.00 FAR
Density Remaining 8.00 FAR

Podium 1 - Retail

Floorplate Area 19,800 sf
Stories 1
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit 600 ft

Overall Building Data

Commercial Stories Achieved 10
Commercial Top Elevation 144 ft
Height Remaining 456 ft
Density Achieved 10.00 FAR

Bulk Considerations

Building Limiting Factor Density
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation n/a
Avg. Per-Floor Overbulk Factor n/a

Tier 3 - Commercial

Floorplate Area 19,800 sf
Potential Stories (by Height) 35
Potential Stories (by Density) 0
Realized Stories this Section 0
Section Height 0 ft
Section Top Elevation 144 ft
Height Remaining 456 ft
Commercial GSF Used 0 sf
Commercial GSF Remaining 0 sf
Density Used 0.00
Density Remaining 0.00

Tier 2 - Commercial

Floorplate Area 19,800 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 2
Realized Stories this Section 2
Section Height 26 ft
Section Top Elevation 144 ft
Height Remaining 456 ft
Commercial GSF Used 39,600 sf
Commercial GSF Remaining 0 sf
Density Used 2.00
Density Remaining 0.00

Tier 1 - Commercial

Floorplate Area 19,800 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 8
Realized Stories this Section 4
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 482 ft
Commercial GSF Used 118,800 sf
Commercial GSF Remaining 39,600 sf
Density Used 6.00
Density Remaining 2.00

Podium 2 - Commercial

Floorplate Area 19,800 sf
Stories 2
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 960 ft
Commercial GSF Used 39,600 sf
Commercial GSF Remaining 158,400 sf
Density Used 2.00 FAR
Density Remaining 8.00 FAR

Podium 1 - Retail

Floorplate Area 19,800 sf
Stories 1
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit 5,000 ft

Overall Building Data

Commercial Stories Achieved 10
Commercial Top Elevation 144 ft
Height Remaining 4,856 ft
Density Achieved 10.00 FAR

Bulk Considerations

Building Limiting Factor Density
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation n/a
Avg. Per-Floor Overbulk Factor n/a

Tier 3 - Commercial

Floorplate Area 19,800 sf
Potential Stories (by Height) 373
Potential Stories (by Density) 0
Realized Stories this Section 0
Section Height 0 ft
Section Top Elevation 144 ft
Height Remaining 4,856 ft
Commercial GSF Used 0 sf
Commercial GSF Remaining 0 sf
Density Used 0.00
Density Remaining 0.00

Tier 2 - Commercial

Floorplate Area 19,800 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 2
Realized Stories this Section 2
Section Height 26 ft
Section Top Elevation 144 ft
Height Remaining 4,856 ft
Commercial GSF Used 39,600 sf
Commercial GSF Remaining 0 sf
Density Used 2.00
Density Remaining 0.00

Tier 1 - Commercial

Floorplate Area 19,800 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 8
Realized Stories this Section 4
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 4,882 ft
Commercial GSF Used 118,800 sf
Commercial GSF Remaining 39,600 sf
Density Used 6.00
Density Remaining 2.00

Podium 2 - Commercial

Floorplate Area 19,800 sf
Stories 2
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 4,960 ft
Commercial GSF Used 39,600 sf
Commercial GSF Remaining 158,400 sf
Density Used 2.00 FAR
Density Remaining 8.00 FAR

Podium 1 - Retail

Floorplate Area 19,800 sf
Stories 1
Section Height 14 ft
Top Elevation 14 ft

DOWNTOWN HEIGHT & DENSITY STUDY

Datasheet ID

K2

Massing Type

Simple

Commercial Core
Denny Triangle

Study Area

DOC1
DOC2

Zone

Full
Half
Quarter

Block Size

Parcel and Zoning Parameters

Building Height & Density

Site Area 19,800 sf
Building Footprint 19,800 sf
Site Coverage 100%

Density Limit 14 FAR
Base Commercial GSF 277,200 sf

Upper-Level Divisions

Bottom Elev. - Tier 3 240 ft
Bottom Elev. - Tier 2 125 ft
Bottom Elev. - Tier 1 40 ft

Development Parameters

Baseline Floorplate Areas

Commercial - Tier 3 19,800 sf
Commercial - Tier 2 19,800 sf
Commercial - Tier 1 19,800 sf
Commercial - Podium 2 19,800 sf
Retail - Podium 1 19,800 sf

Preferred Space Heights

Commercial Floor-to-Floor Height 13.00 ft
Retail Floor-to-Floor Height 14.00 ft

Notes

Prototype Buildings by Height Limit

Allowable Height Limit 300 ft

Overall Building Data

Commercial Stories Achieved 14
Commercial Top Elevation 196 ft
Height Remaining 104 ft
Density Achieved 14.00 FAR

Bulk Considerations

Building Limiting Factor Density
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation n/a
Avg. Per-Floor Overbulk Factor n/a

Tier 3 - Commercial

Floorplate Area 19,800 sf
Potential Stories (by Height) 8
Potential Stories (by Density) 0
Realized Stories this Section 0
Section Height 0 ft
Section Top Elevation 196 ft
Height Remaining 104 ft
Commercial GSF Used 0 sf
Commercial GSF Remaining 0 sf
Density Used 0.00
Density Remaining 0.00

Tier 2 - Commercial

Floorplate Area 19,800 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 6
Realized Stories this Section 6
Section Height 78 ft
Section Top Elevation 196 ft
Height Remaining 104 ft
Commercial GSF Used 118,800 sf
Commercial GSF Remaining 0 sf
Density Used 6.00
Density Remaining 0.00

Tier 1 - Commercial

Floorplate Area 19,800 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 12
Realized Stories this Section 6
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 182 ft
Commercial GSF Used 118,800 sf
Commercial GSF Remaining 118,800 sf
Density Used 6.00
Density Remaining 6.00

Podium 2 - Commercial

Floorplate Area 19,800 sf
Stories 2
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 260 ft
Commercial GSF Used 39,600 sf
Commercial GSF Remaining 237,600 sf
Density Used 2.00 FAR
Density Remaining 12.00 FAR

Podium 1 - Retail

Floorplate Area 19,800 sf
Stories 1
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit 330 ft

Overall Building Data

Commercial Stories Achieved 14
Commercial Top Elevation 196 ft
Height Remaining 134 ft
Density Achieved 14.00 FAR

Bulk Considerations

Building Limiting Factor Density
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation n/a
Avg. Per-Floor Overbulk Factor n/a

Tier 3 - Commercial

Floorplate Area 19,800 sf
Potential Stories (by Height) 10
Potential Stories (by Density) 0
Realized Stories this Section 0
Section Height 0 ft
Section Top Elevation 196 ft
Height Remaining 134 ft
Commercial GSF Used 0 sf
Commercial GSF Remaining 0 sf
Density Used 0.00
Density Remaining 0.00

Tier 2 - Commercial

Floorplate Area 19,800 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 6
Realized Stories this Section 6
Section Height 78 ft
Section Top Elevation 196 ft
Height Remaining 134 ft
Commercial GSF Used 118,800 sf
Commercial GSF Remaining 0 sf
Density Used 6.00
Density Remaining 0.00

Tier 1 - Commercial

Floorplate Area 19,800 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 12
Realized Stories this Section 6
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 212 ft
Commercial GSF Used 118,800 sf
Commercial GSF Remaining 118,800 sf
Density Used 6.00
Density Remaining 6.00

Podium 2 - Commercial

Floorplate Area 19,800 sf
Stories 2
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 290 ft
Commercial GSF Used 39,600 sf
Commercial GSF Remaining 237,600 sf
Density Used 2.00 FAR
Density Remaining 12.00 FAR

Podium 1 - Retail

Floorplate Area 19,800 sf
Stories 1
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit 360 ft

Overall Building Data

Commercial Stories Achieved 14
Commercial Top Elevation 196 ft
Height Remaining 164 ft
Density Achieved 14.00 FAR

Bulk Considerations

Building Limiting Factor Density
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation n/a
Avg. Per-Floor Overbulk Factor n/a

Tier 3 - Commercial

Floorplate Area 19,800 sf
Potential Stories (by Height) 12
Potential Stories (by Density) 0
Realized Stories this Section 0
Section Height 0 ft
Section Top Elevation 196 ft
Height Remaining 164 ft
Commercial GSF Used 0 sf
Commercial GSF Remaining 0 sf
Density Used 0.00
Density Remaining 0.00

Tier 2 - Commercial

Floorplate Area 19,800 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 6
Realized Stories this Section 6
Section Height 78 ft
Section Top Elevation 196 ft
Height Remaining 164 ft
Commercial GSF Used 118,800 sf
Commercial GSF Remaining 0 sf
Density Used 6.00
Density Remaining 0.00

Tier 1 - Commercial

Floorplate Area 19,800 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 12
Realized Stories this Section 6
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 242 ft
Commercial GSF Used 118,800 sf
Commercial GSF Remaining 118,800 sf
Density Used 6.00
Density Remaining 6.00

Podium 2 - Commercial

Floorplate Area 19,800 sf
Stories 2
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 320 ft
Commercial GSF Used 39,600 sf
Commercial GSF Remaining 237,600 sf
Density Used 2.00 FAR
Density Remaining 12.00 FAR

Podium 1 - Retail

Floorplate Area 19,800 sf
Stories 1
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit 600 ft

Overall Building Data

Commercial Stories Achieved 14
Commercial Top Elevation 196 ft
Height Remaining 404 ft
Density Achieved 14.00 FAR

Bulk Considerations

Building Limiting Factor Density
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation n/a
Avg. Per-Floor Overbulk Factor n/a

Tier 3 - Commercial

Floorplate Area 19,800 sf
Potential Stories (by Height) 31
Potential Stories (by Density) 0
Realized Stories this Section 0
Section Height 0 ft
Section Top Elevation 196 ft
Height Remaining 404 ft
Commercial GSF Used 0 sf
Commercial GSF Remaining 0 sf
Density Used 0.00
Density Remaining 0.00

Tier 2 - Commercial

Floorplate Area 19,800 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 6
Realized Stories this Section 6
Section Height 78 ft
Section Top Elevation 196 ft
Height Remaining 404 ft
Commercial GSF Used 118,800 sf
Commercial GSF Remaining 0 sf
Density Used 6.00
Density Remaining 0.00

Tier 1 - Commercial

Floorplate Area 19,800 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 12
Realized Stories this Section 6
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 482 ft
Commercial GSF Used 118,800 sf
Commercial GSF Remaining 118,800 sf
Density Used 6.00
Density Remaining 6.00

Podium 2 - Commercial

Floorplate Area 19,800 sf
Stories 2
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 560 ft
Commercial GSF Used 39,600 sf
Commercial GSF Remaining 237,600 sf
Density Used 2.00 FAR
Density Remaining 12.00 FAR

Podium 1 - Retail

Floorplate Area 19,800 sf
Stories 1
Section Height 14 ft
Top Elevation 14 ft

Allowable Height Limit 5,000 ft

Overall Building Data

Commercial Stories Achieved 14
Commercial Top Elevation 196 ft
Height Remaining 4,804 ft
Density Achieved 14.00 FAR

Bulk Considerations

Building Limiting Factor Density
Remaining 'Bulk' GSF n/a sf
Per Floor Distribution n/a sf
(Distribution / 2) n/a sf
Overbulk Calculation n/a
Avg. Per-Floor Overbulk Factor n/a

Tier 3 - Commercial

Floorplate Area 19,800 sf
Potential Stories (by Height) 369
Potential Stories (by Density) 0
Realized Stories this Section 0
Section Height 0 ft
Section Top Elevation 196 ft
Height Remaining 4,804 ft
Commercial GSF Used 0 sf
Commercial GSF Remaining 0 sf
Density Used 0.00
Density Remaining 0.00

Tier 2 - Commercial

Floorplate Area 19,800 sf
Potential Stories (by Height) 9
Potential Stories (by Density) 6
Realized Stories this Section 6
Section Height 78 ft
Section Top Elevation 196 ft
Height Remaining 4,804 ft
Commercial GSF Used 118,800 sf
Commercial GSF Remaining 0 sf
Density Used 6.00
Density Remaining 0.00

Tier 1 - Commercial

Floorplate Area 19,800 sf
Potential Stories (by Height) 6
Potential Stories (by Density) 12
Realized Stories this Section 6
Section Height 78 ft
Section Top Elevation 118 ft
Building Height Remaining 4,882 ft
Commercial GSF Used 118,800 sf
Commercial GSF Remaining 118,800 sf
Density Used 6.00
Density Remaining 6.00

Podium 2 - Commercial

Floorplate Area 19,800 sf
Stories 2
Section Height 26.00 ft
Section Top Elevation 40.00 ft
Building Height Remaining 4,960 ft
Commercial GSF Used 39,600 sf
Commercial GSF Remaining 237,600 sf
Density Used 2.00 FAR
Density Remaining 12.00 FAR

Podium 1 - Retail

Floorplate Area 19,800 sf
Stories 1
Section Height 14 ft
Top Elevation 14 ft